Karen Johnson Davidson County
Batch# 1121499 DEEDWARR
04/10/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,077.55
20240410-0025543

WARRANTY DEED

File #2024-0108

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $561,500.00.

Affiant

Subscribed and sworn to before me on April 9th, 2024.

NOTARY PUBLIC
My Commission Expires: 11/3/25

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Margaret Ann Foley 641 Old Hickory Blvd., Unit 31 Brentwood, TN 37027	New Owner	171-03-0B-045.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARK W. ATWOOD AND WIFE, JOAN M. ATWOOD**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MARGARET ANN FOLEY, A SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 16, as shown on the map entitled Revised Phase One Section One Townhomes of Fredericksburg, of record in Plat Book 9700, page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK W. ATWOOD AND WIFE, JOAN M. ATWOOD, by Warranty Deed from RADNOR HOMES, INC., of record in Book 10511, page 764, dated June 27, 1997, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 641 Old Hickory Blvd., Unit 31, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on April 09, 2024.

Grantor:

Mark W. Atwood

Mark W. Atwood

Grantor:

Joan M. Atwood

Joan M. Atwood

STATE OF TENNESSEE
COUNTY OF Williamson Maury

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MARK W. ATWOOD AND JOAN M. ATWOOD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2024.

Notary Public I. Scruggs

My commission expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, J. Trent Lehman, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/9/24 (date of document).

Affiant Signature

4/9/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY