Karen Johnson Davidson County
Batch# 1122755 DEEDWARR
04/15/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,559.55
20240415-0026610

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $421,500.00.

Affiant

File Number: 24030191

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Subscribed and sworn to before me, this 5th day of April, 2024.

Notary Public
My Commission Expires:
06·29·27

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Molly Sehring	New Owner	148-05-0154.00
340 Margo Lane		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Zachary T. DeWall and Jennifer A. DeWall, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Molly Sehring**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section One, Haywood Acres of record in Plat Book 2900, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 59 fronts 150 feet on the Northwesterly side of Margo Lane and extends back 215.0 feet on the Northeasterly line and an undisclosed distance on the Southwesterly line, but which to scale measures 124.55 feet, to a dead line in the rear, measuring 164.7 feet thereon.

Being the same property conveyed to Zachary T. DeWall and Jennifer A. DeWall, husband and wife by Warranty Deed from Winward Properties, Inc of record in Instrument No. 20110201-0009072 Register's Office for Davidson County, Tennessee, dated January 31, 2011 and recorded on February 01, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 340 Margo Lane, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 8th day of April, 2024.

Zachary T. DeWall

Jennifer A. DeWall

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Zachary T. DeWall and Jennifer A. DeWall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of April, 2024.

Notary Public at Large Tennessee
My Commission Expires: 06/29/27

HELEN F MACKEY NOTARY PUBLIC TENNESSEE MY COMM. EXPIRES: 06-29-27 SUMNER COUNTY

HELEN F MACKEY NOTARY PUBLIC TENNESSEE MY COMM. EXPIRES: 06-29-27 SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do 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 4/8/2024.

Affiant Signature – Joshua A. Terry

4/15/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/15/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27