WARRANTY DEED

Karen Johnson
Batch # 1125571
04/22/2024 02:15:46 PM
Fees: $13.00 Taxes: $3,191.25

Davidson County
DEEDWARR
2 pgs

20240422-0028751

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $862,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel Harris	First Horizon Bank	171 04 0A 024.00
(NAME)	(NAME)	
5240 Almadale Circle	165 Madison Ave	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Memphis TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William Lee Maffett and Alexandra Maffett, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rachel Harris and Jeffrey Houdek, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Brownstone, Section 1, of record in Plat Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to William Lee Maffett and Alexandra Maffett, husband and wife by Warranty Deed from Suzanne Tankersley, dated 09/06/2022, of record in Instrument No. 20220913-0102137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5240 Almadale Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2280845
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 19th day of April, 2024.

William Lee Maffett

Alexandra Maffett
Alexandra Maffett

State of TENNESSEE
County of KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Lee Maffett and Alexandra Maffett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~19th~~ 18th day of April, 2024.

Gina Carter
Notary Public:
My Commission Expires: 4/7/26

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129