Karen Johnson Davidson County
Batch# 1130594 DEEDWARR
05/03/2024 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240503-0032517

WARRANTY DEED

ANGELA HYDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MCDONALD-H24062

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 10-21-24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Casey McDonald, unmarried	VanDyk Mortgage Corporation, ISAOA/ATIMA	33-12-39
117 Marita Avenue	2449 Camelot Court SE	
Goodlettsville, TN 37072	Grand Rapids, MI 49546	

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 consideration, the receipt of which is hereby acknowledged, I/we, ROBIN OTT AND PAUL HOLLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CASEY MCDONALD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 175 on the Plan of Gatewood, Section 1, as of record in Book 3300, pages 47 and 52, both inclusive.

Said Lot No. 175 fronts 90 feet on the west side of Marita Avenue, and extends back 154 feet on the north line and 158 feet on the south line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Janet L. Holley, unmarried by Deed from Johnny Vernon Hart and wife, Carolyn W. Hart of record in Book 11580, page 457, recorded on July 20, 1999, Register's Office for Davidson County, Tennessee.

Janet L. Holley having since died 07/18/2022. Surviving Children are Robin Ott and Paul Holley.

( ) unimproved
This is (X) improved property known as 117 Marita Avenue, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 30th day of April, 2024 :

Robin Ott

Paul Holley

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named ROBIN OTT AND PAUL HOLLEY, the bargainor(s), 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 and official seal at Sumner Co, TN, this 30th day of April, 2024.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Unreadable, 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 4/30/2024 (date of document).

Affiant Signature

5/02/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of May, 2024.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: