Karen Johnson Davidson County
Batch# 1131255 DEEDWARR
05/06/2024 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20240506-0033066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH24-07526

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Casey and Alexandra Casey 116 Vandiver Drive Madison, TN 37115	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Dr, Ste 6 White House, TN 37188	043 12 0 062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Rachel Cleveland, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John Casey and Alexandra Casey, husband and wife**, hereinafter called the Grantees, their successors and 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(s). 12 and 13 on the unrecorded map of VANDIVER'S SUBDIVISION of the Easterly one-half of Lot No. 9 of the SURVEY OF ANDERSON TRACT, of record in Book 1130, Page 37, Register's Office for said County, and described according to a copy of a survey by Ewell Anderson, Surveyor, in July 1944, as follows:

Beginning at a point on the Easterly margin of Vandiver Drive, the common corner of Lots No. 13 and 14; thence with the line between said Lots, Eastwardly 214.0 feet to the low water mark of Cumberland River; thence down said River, Southeasterly 100.2 feet to the corner of Lot No. 11; thence with the line between Lots Nos. 11 and 12, Westerly 228.2 feet (erroneously referred to as 226.2 feet in prior conveyance) to the Easterly margin of Vandiver Drive; thence with the margin of same, Northerly 100.0 feet to the beginning.

Being the same property conveyed to Albert F. Koch, III, An Unmarried Man, by Warranty Deed from Jedd Hughes and Allison Klein, Husband and Wife, of record in Instrument No. 20201012-0118177, in the Register's Office of Davidson County, Tennessee, dated October 08, 2020 and recorded on October 12, 2020.

Being the same property conveyed to Joshua Daniel Cleveland and Rachel Cleveland, husband and wife, by Warranty Deed from Albert F. Koch, III, an unmarried man, of record in Instrument No. 20220617-0069580, in the Register's Office of Davidson County, Tennessee, dated June 13, 2022 and recorded on June 17, 2022. Also find the Divorce Decree in Docket No. 23D888 in the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Rachel Cleveland, an unmarried woman, by Quit Claim Deed from Joshua Daniel Cleveland, a single man, of record in Instrument No. 20240429-0031017, in the Register's office of Davidson County, Tennessee, dated and recorded on April 29, 2024.

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: 116 Vandiver Drive, Madison, TN 37115

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 2nd day of May, 2024

Rachel Cleveland

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and seal at Hendersonville, Tennessee, this 2nd day of May, 2024.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

True Copy Certification

I, **Tammy Carney,** 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 this the 2 day of May, 2024.

Affiant Signature
Date 5-3-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

