Karen Johnson Davidson County
Batch# 1140840 DEEDWARR
05/30/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240530-0039990

WARRANTY DEED

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-23-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2024

Notary Public

File No. LH-24-6430

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Hall	NEW OWNER	
(NAME)	(NAME)	
8008 Maggie Court		182-06-0A-143.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christopher Vogler Conrad and Monika Christine Sorensen, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley Hall, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 140 on the Plan of Final Plat of Old Hickory Hills, Phase Two-Section Two of record in Plat at Instrument No. 20040122-0008453, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Vogler Conrad and Monika Christine Sorensen, husband and wife by Quit Claim Deed from Monika C. Sorensen, A/K/A Monika Christine Sorensen of record in Instrument No. 20210707-0091628 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 07, 2021.

This is property more commonly known as:
8008 Maggie Court, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 29th day of May, 2024.

Christopher Vogler Conrad

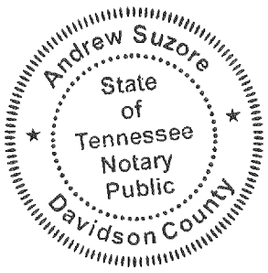
Monika Christine Sorensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2024, before me personally appeared Christopher Vogler Conrad and Monika Christine Sorensen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2024.

Notary Signature
My commission expires: May 8, 2028



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitos *(custodian's name)*, 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 May 29, 2024 *(date of document)*.

Custodian's Signature — 5/29/2024 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/31/2026
WILSON COUNTY