Karen Johnson Davidson County
Batch# 1141212 DEEDWARR
05/31/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20240531-0040520

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10482-35

ADDRESS NEW OWNER:
Aung Oo
105 Garner Avenue
Madison, TN 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New Owner

Parcel ID:
043-05-0-168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia J. Croley and Stephanie J. Aderholt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Aung Oo and Nwe Inzali, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 35, Block "B" on the Plan of Kennaston Estates, as of record in Book 843, Page 83, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 35 fronts 50 feet on the northerly side of Garner Avenue and runs back between parallel lines, 139 feet to a dead line.
>
> Being the same property conveyed to Margie A. Heaney formerly known as Margie A. Johnson by deed dated June 14, 1988 of record in Book 7580 page 951, Register's Office, for Davidson County, Tennessee. Margie A. Heaney died June 15, 2023, a resident of Davidson County Tennessee. Cynthia J. Croley and Stephanie J. Aderholt are her only children and heirs at law. Reference is made to Affidavits of Heirship recorded as Instruments No. 202405310040518 and 202405310040519, Register's Office, Davidson County, Tennessee. Margie A. Heaney and Margie A. Johnson are one and the same person.

This is improved property known as 105 Garner Avenue, Madison, TN 37115. Possession is to be given on May 28, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 28th day of May, 2024.

Cynthia J. Croley

Stephanie J. Aderholt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cynthia J. Croley and Stephanie J. Aderholt,** the bargainors, 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 office this 28th day of May, 2024.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$298,000.00**.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: April 19, 2027

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 28, 2024.

J. Carlton Drumwright

May 28, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 28, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY