Karen Johnson Davidson County Batch# 1142552 DEEDWARR 06/04/2024 08:42:30 AM 3 pgs Fees: $18.00 Taxes: $1,942.50 20240604-0041461	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2024. Notary Public My commission expires: 4/23/2025
(Notary Stamp)	

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel Edeigba	American Financial Resources, LLC	182-12-0A-122.00-CO
7233 Wild Apple Court	8 Campus Dr. Ste. 401	
Antioch, TN 37013	Parsippany, NJ 07054	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Edward Scott McGough, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel Edeigba

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Section 5, Apple Valley, R-10 Residential Planned Unit Development of record in Plat at Instrument No. 20060315-0029579, 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 Edward Scott McGough, an unmarried man by Warranty Deed from Steve Pharr and wife, Lunette Pharr of record in Instrument No. 20220201-0011460 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 01, 2022.

This is improved property known as **7233 Wild Apple Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of May, 2024.

Edward Scott McGough

STATE OF AL
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Edward Scott McGough, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of May, 2024.

Notary Public
My Commission Expires: 6.8.29

LTC File No. 24-000490-626

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

SP 11/2015

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 5/23/2024 (date of document).

Affiant Signature

6/3/2024
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202406040041461