This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3389-KP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $316,500.00.

Affiant

Karen Johnson Davidson County
Batch # 1143755 DEEDWARR
06/05/2024 02:22:59 PM 2 pgs
Fees: $13.00 Taxes: $1,171.05
20240605-0042139

Subscribed and sworn to before me, this the 30th day of May, 2024.

Notary Public
My Commission Expires: 03-09-2027

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Davidson 1447 Ocoee Trail Madison, TN 37115	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	063 02 0 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Shane E. Talkington, an unmarried man, and Melissa J. Talkington, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven Davidson and Catherina Davidson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 172 on the unrecorded map or Plan of NAWAKWA HILLS POWWOW ADDITION, SECTION 6, said lot or tract of land being more particularly described as follows:

Beginning at a point in the Easterly margin of Ocoee Trail, being the Northwesterly corner of Lot No. 108 on the Map or Place of Nawakwa Hills Powwow Addition, Section No. 3, as of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee; thence Northerly with the Easterly margin of Ocoee Trail 50 feet to a point; thence Easterly and parallel with the Northerly margin of said Lot No. 108, 150 feet to a point; thence Southerly and parallel with the Easterly margin of Ocoee Trail 50 feet to the Northeasterly corner of said Lot No. 108; thence Westerly and parallel with the Northerly margin of said Lot No. 108, 150 feet to the point of beginning.

Being the same property conveyed to Shane E. Talkington and wife, Melissa J. Talkington, by Quitclaim Deed from Shane E. Talkington and Melissa J. Talkington (formerly Melissa J. Hodge), of record in Book 11522, Page 687, in the Register's Office for Davidson County, Tennessee, dated June 07, 1999, and recorded on June 10, 1999.

Being the same property conveyed to Shane E. Talkington, an unmarried man, and Melissa J. Hodge, an unmarried woman, by Warranty Deed from Robert D. Neal, and wife, Heather K. Neal, of record in Book 11385, Page 229, in the Register's Office for Davidson County, Tennessee, dated March 05, 1998, and recorded on March 15, 1999.

This is improved property located at: **1447 Ocoee Trail, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 29th day of May, 2024.

GRANTORS:

Shane E. Talkington

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shane E. Talkington, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

Melissa J. Talkington

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa J. Talkington, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of May, 2024.

Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY