Karen Johnson Davidson County
Batch# 1148234 DEEDWARR
06/18/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20240618-0045448

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/8/28
File No. G24-21224

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua S. Kelso (NAME)	New Owner (NAME)	063 02 0 120.00
9027 Meadowlawn Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Steven Ralph Etgen, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua S. Kelso,** HEREINAFTER CALLED THE GRANTEES, 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 174 on the unrecorded map or plan of Nawakwa Hills Powwow Addition, Section No.6, described as follows:

Beginning at a point in the Easterly margin of Ocoee Trail, said point being 1058.82 feet Southeast from an iron pin marking the intersection of the Southerly right of way of Nawakwa Trail and the Easterly right of way of Ocoee Trail; thence North 67 deg. 0 I' 36" East 149.66 feet to a point; thence South 22 deg. 58' 24" West 50.40 feet to a point; thence South 67 deg. 0 I' 36" West 149.66 feet to a point; thence with the Easterly margin of Ocoee Trail, North 22 deg. 58' 24" East 50.40 feet to the point of beginning.

Being the same property conveyed to Steven Ralph Etgen, unmarried by Cash Deed dated January 3, 2014, recorded January 6, 2014, in Instrument Number 20140106-0001137, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1443 Ocoee Trail, 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 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.

Witness my/our hand(s) this 12th day of June, 2024.

Steven Ralph Etgen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2024, before me personally appeared Steven Ralph Etgen, 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 12th day of June, 2024.

Notary Signature
My commission expires: 1/28/2027

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/12/24 (date of document)

Affiant Signature

6/17/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY