Karen Johnson Davidson County
Batch# 1156433 DEEDWARR
07/10/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240710-0051808

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. AT-24-6809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2024

Notary Public

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
William Samuel Burgess	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME) 219 East Due West Avenue	(NAME) 1036 Stearman Drive, Ste 6	051-08-0-137.00
(ADDRESS) Madison, TN 37115	(ADDRESS) White House, TN 37188	
(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, **Marshall Alexander Massey, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Samuel Burgess, an unmarried 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 Portion of Lot No. 10 on the Plan of Montague Subdivision of the Gallatin Pike of record in Plat Book 421, Page 129, in the Register's Office for Davidson County, Tennessee. Described partly according to a copy of a survey thereof by Anderson & Gee, Surveyors, March 22, 1946, as follows:

Beginning at a point in the North Margin of Due West Avenue, 125 feet East of the Southwest corner of Lot No. 10; thence North 5 degrees 15 seconds East 200 feet to a point; thence South 87 degrees East 50 feet to a point; thence South 5 degrees 15 seconds West 200 feet to an iron pin in the North margin of Due West Avenue; thence with the margin of the same, North 87 degrees West 50 feet to the beginning.

Being the same property conveyed to Darian Trammel, unmarried woman, and Paul Hughes, unmarried man, tenants in common with right of survivorship by Warranty deed from Dakota Capital Properties, LLC, a limited liability company of record in Instrument No. 20210720-0097357 Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 20, 2021.

Being the same property conveyed to Marshall Alexander Massey, a single man by Warranty Deed from Darian Trammel n/k/a Darian Hughes and Paul Hughes, husband and wife as tenants in common with right of survivorship of record in Instrument No. 20230406-0025047 Register's Office for Davidson County, Tennessee, dated March 30, 2023 and recorded on April 06, 2023.

This is property more commonly known as 219 East Due West Avenue, Madison, TN 37115.

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 10th day of July, 2024.

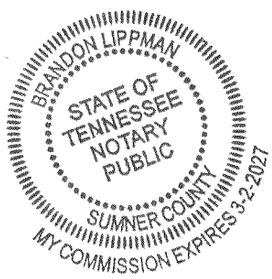
Marshall Alexander Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2024, before me personally appeared Marshall Alexander Massey, 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 10th day of July, 2024.

Notary Signature
My commission expires: 3-2-27



True Copy Certification

I, **Tammy Carney,** 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 this the 10 day of July, 2024.

Affiant Signature
Date 7/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

