398

WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1157250
07/11/2024 03:36:32 PM
Fees: $13.00 Taxes: $1,035.63

Davidson County
DEEDWARR
2 pgs

20240711-0052266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/5/26

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File #24-PA-3587-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah Sizemore	Movement Mortgage LLC	
(NAME)	(NAME)	
3587 Gondola Drive	8024 Calvin Hall Road	**136 15 0 087.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HALLIE TRAUGER, AN UNMARRIED WOMAN, AND EDWARD VOGEL, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DEBORAH SIZEMORE, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72-B on the Plan of ZONE LOT DIVISION LOTS 69 THRU 72 CHELSEA OF PRIEST LAKE, SECTION ONE-A of record in Plat Book 6250, Page 88 amending Plat Book 5200, Page 696, 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 Hallie Trauger, an unmarried woman and Edward Vogel, an unmarried man, with rights of survivorship, by Warranty Deed from Christina Kelley Gilbert and husband Brandon Pulici, of record in Instrument No. 20220630-0076261, in the Register's Office of Davidson County, Tennessee, dated June 29, 2022 and recorded on June 30, 2022.

Being the same property conveyed to Christina Kelley Gilbert, a Single Woman, by Warranty Deed from Thomas Kent Thady and wife Monica A. O'Malley, of record in Instrument No. 20170710-0069191, in the Register's Office of Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION LOTS 69 THRU 72 CHELSEA OF PRIEST LAKE, SECTION ONE-A, as recorded in Plat Book 6250, Page(s) 88 amending Plat Book 5200, Page 696.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6213, Page 806.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **HALLIE TRAUGER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240711-0052264 Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **EDWARD VOGEL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240711-0052265 Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **3587 Gondola Drive, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th day of July, 2024.

Hallie Trauger By Loy Carney, Attorney In Fact

Hallie Trauger by Loy Carney, her Attorney-In-Fact

Edward Vogel By Loy Carney, Attorney In Fact

Edward Vogel by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **HALLIE TRAUGER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **HALLIE TRAUGER**.

Witness my hand and official seal this **9th** day of **July, 2024**.

Notary Signature
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **EDWARD VOGEL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **EDWARD VOGEL**.

Witness my hand and official seal this **9th** day of **July, 2024**.

Notary Signature
My Commission Expires: _____

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