Karen Johnson Davidson County
Batch# 1159417 DEEDWARR
07/17/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20240717-0054000

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-07825

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shannon Caron and Breanna Gipe 365 Harbor Village Drive Madison, TN 37115	NEW OWNER	034 07 0A 113.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Gwaltney, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shannon Caron and Breanna Gipe,** _____, hereinafter called the Grantees, their successors 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 No. 93 on the Plan of HARBOR VILLAGE, PHASE IV OF TOWN HOMES PROPERTY LINE EXHIBIT, REVISION I, horizontal property regime, as of record in Instrument No. 20030611-0080857 and amended in Instrument No. 20030723-0102986, 20050120-0007505 with Surveyor's Certificate of Correction recorded in Instrument No. 20050729-0088636,Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Gwaltney and Sarah Gwaltney, Joint Tenancy with Rights of Survivorship, by Warranty Deed from Newmark Homes, LP, of record in Instrument No. 20040730-0091711, in the Register's Office of Davidson County, Tennessee, dated July 13, 2004, and recorded on July 30, 2004. The said James Gwaltney died on March 12, 2011, leaving Sarah Gwaltney as surviving tenant.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 365 Harbor Village Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of May, 2024

Sarah Gwaltney

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sarah Gwaltney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 29th day of May, 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/24.

Affiant Signature – Joshua A. Terry

7/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/16/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27