Karen Johnson Davidson County
Batch# 1167326 DEEDWARR
08/12/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240812-0060344

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/07/2024. NOTARY PUBLIC MY COMMISSION EXPIRES

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-12340-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Christopher DeJonge and Rachel DeJonge		043-05-0-291.00
418 Anderson Lane		
Madison, TN 37115		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Angela Gail Middlebrook, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher DeJonge and Rachel DeJonge, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 27, Block "A" on the Plan of CedarCrest Estates of record in Plat Book 974, Page 15, 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 Angela Gail Middlebrook, a single woman by Warranty Deed from Neuhoff Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20180524-0050070 Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on May 24, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 418 Anderson Lane 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 7, 2024.

Angela Gail Middlebrook

STATE OF TENNESSEE

COUNTY OF Davidson

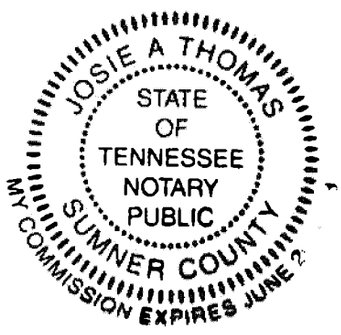
Personally appeared before me, a Notary Public of said County and State, Angela Gail Middlebrook, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 7, 2024.

Josie A. Thomas

Notary Public

My Commission Expires: 6/20/2028



File #: 2024-12340-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **August 7, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

8/7/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025