# WARRANTY DEED

Karen Johnson
Batch # 1170495
08/16/2024 09:55:26 AM
Fees: $13.00 Taxes: $1,165.50
20240816-0062795

Davidson County
DEEDWARR
2 pgs

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Sean M. McAvoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Sean M. McAvoy and Moriah Henderson | Highlands Residential Mortgage, Ltd. | 15-86 |
| (NAME) | (NAME) | |
| 7414 Wilkinson Road | 950 W. Bethany Drive, Suite 800 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Allen, TX 75013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20241478 |

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, **Joshua H. Rector, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sean M. McAvoy and Moriah Henderson**, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

**Tract 1:**
Beginning at a point in Wilkinson Road, the southwest corner of this tract and the northwest corner of the tract conveyed to George Robert Millikan, by deed of record in Book 2241, Page 601, Register's Office for Davidson County, Tennessee (RODCT); thence with Milliken's northerly line North 68 degrees 15 minutes East 190 feet to a point; thence North 33 degrees East 195 feet to a point; thence North 34 degrees 30 minutes East 128 feet to a point; thence North 67 degrees West 373 feet to a point in Wilkinson Road; thence with said Road South 14 degrees 45 minutes West 163 feet to a point; thence South 1 degree East 66 feet to a point; thence South 42 degrees West 89 feet to a point; thence South 22 degrees East 330 feet to the point of beginning, containing 2.8 acres, more or less.

EXCLUSION:
INCLUDED in the above described property, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Book 6637, page 561, said Register's Office.

**Tract 2:**
Being the property on the True side of the mutual boundary line between the True and Harris property (being the southwesterly side of that mutual boundary line), which mutually agreeable boundary line is described as follows: BEGINNING at a spike in the intersection of the centerline of Union Hill Road with the centerline of Wilkerson Road; thence, with the centerline of Wilkerson Road the following calls: North 40°18'02" West, 111.18 feet to a spike; North 23°13'36" West, 77.25 feet to a spike; North 13°34'14" West, 332.12 feet to a spike; North 24°06'38" West, 203.50 feet to a spike; North 25°33'56" West, 116.00 feet to a spike; North 8°52'15" West, 117.60 feet to a point in the centerline of a bridge of Sulphur Branch Creek; North 01°18'37" West, 67.75 feet to a spike; North 09°56'40" East, 259.81 feet to a spike; North 18°21'37" East, 135.04 feet to the aforementioned iron spike beginning point; then, South 46°01' East, 373.0 feet to an iron spike at a fence corner, and this line being common boundary line between the H. Carter Harris and wife, Carol Anglin Harris property and the Betty Jo True property.

BEING a portion of the same property conveyed to Joshua H. Rector, a married man by Warranty Deed from Vicky Dorris, Personal Representative of the Estate of Betty Jo True, dated 05/28/2024 and filed of record in Instrument No. 20240529-0039696, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 8394, page 626, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7414 Wilkinson Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of August, 2024

Joshua H. Rector

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joshua H. Rector, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of August, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027