WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179136 DEEDWARR
09/09/2024 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240909-0069146

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2025
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirley Anita Gray	Interlinc Mortgage	025-08-0A-050.00
(NAME) 230 S Downs Circle	(NAME) 5875 N. Sam Houston Pkwy West Ste 300	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Houston, TX 77086	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Jacquelyn Renee Holligan, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shirley Anita Gray, a married woman,** hereinafter called the GRANTEE(S), his/her/their 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. 50 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacquelyn Renee Holligan, unmarried woman by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 07/23/2020, of record in Instrument No. 20200724-0081632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☑ 230 S Downs Circle, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of September, 2024.

Jacquelyn Renee Holligan

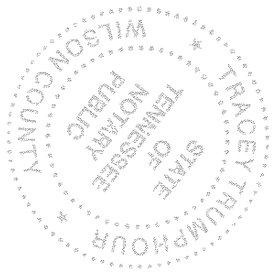
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacquelyn Renee Holligan,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of September, 2024.

Notary Public

My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/6/24.

Date

Celia Stewart Rouse

Affiant Signature

9/6/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of September, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

