Name and Address of New Owner:
Tammy D. Poole
608 Farview Drive
Madison, TN 37115

Send Tax Statements To:
Old National Bank
P.O. Box 918
Evansville, IN 47706

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24091296

Map and Parcel: 043 06 0 141.00

Karen Johnson Davidson County
Batch# 1197669 DEEDWARR
10/24/2024 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $793.65
20241024-0082765

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Francis W Foley, Jr.**, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Tammy D. Poole**, an unmarried woman, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 40 on the Plan of Farview (erroneously referred to as Fairview in prior deed), Section Two, as of record in Book 3600, page 6, Register's Office said County and State.

Said Lot No. 40 fronts 75.5 feet on the southerly side of Farview Drive (erroneously referred to as Fairview in prior deed) and extends back 139.0 feet on the westerly line and 140.4 feet on the easterly line to a dead line in the rear, measuring 75.5 feet thereon.

Being the same property conveyed to Francis W Foley Jr, an unmarried man by Warranty Deed filed for record on September 16, 2016 in Instrument Number 20150916-0094178, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of Farview Subdivision of record in Book 3570, page 147; all matters as set forth per plat of record in Book 3600, page 6, said Register's Office.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 608 Farview 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 23rd day of October, 2024.

Francis W Foley, Jr

State of Tennessee

County of Rutherford

Personally appeared before me, Francis W Foley, Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd of October, 2024.

Amanda L. Brown
Notary Public
My Commission Expires: 12-18-27

AMANDA L. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $214,500.00.

Affiant Signature

Subscribed and sworn to before me, this 23rd day of October, 2024.

Amanda L. Brown
Notary Public
My Commission Expires: 12-18-27

AMANDA L. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/23/24 (date of document).

Affiant Signature

10/24/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of October, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025