WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201109 DEEDWARR
11/04/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20241104-0085495

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Nov, 2024

Notary Public

MY COMMISSION EXPIRES: 9/5/28

(AFFIX SEAL)

MST 2024-1561

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joya Charena Transley and Michael Wayne Transley, Jr	New Owner	151-10-0A-238.00-CO
(NAME)	(NAME)	
7096 South Hampton Boulevard		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Jennings B. Gardner and Mary E. Gardner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joya Charena Transley and Michael Wayne Transley, Jr., wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Phase 3, Villages of Long Hunter P.U.D of record in Plat at Instrument No. 20030707-0093205, 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 Jennings B. Gardner and Mary E. Gardner, husband and wife by Warranty Deed from Bryan G. Ragland and Amanda R. Scott, both unmarried of record in Instrument No. 20191104-0113087 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 04, 2019.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee. PUD Boundary of record in Instrument No. 20000207-0012630, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee. By-Laws of Villages of Long Hunter Homeowners Association, Inc. of record in Instrument No. 20041022-0127537, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20010531-0056381, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA of record in Instrument No. 20010531-0056383, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Instrument No. 20000130-0107415, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20020912-0111084 and Instrument No. 20021009-0123120, in the Register's Office for Davidson County, Tennessee. Easement for Ingress and Egress to Cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee. TVA Line Easement of record in Book 2338, Page 466, Book 4446, Page 423 and Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.

This property, known as 7096 South Hampton Boulevard, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this 1st DAY OF NOVEMBER, 2024.

Jennings B. Gardner

Mary E. Gardner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jennings B. Gardner and Mary E. Gardner, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of November, 2024.

Notary Public

My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

Certificate of Authenticity

I, Holly A. Mason, 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 November 1, 2024.

Affiant Signature

11/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026