WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 5-5-25

(AFFIX SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-CB-24-732

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Robert J. Hagood	SAME AS NEW OWNER	
(NAME)	(NAME)	**052-06-0-078 00**
732 Tahlena Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT M. HAGOOD AND REGINA A. HAGOOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT J. HAGOOD, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain tract or parcel of land in Davidson County, Tennessee, described as follows

Being the Northern 75 feet of Lot No 67 and the Southerly 25 feet of Lot No 68 on the Map of Madison Heights Subdivision, Section 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee

Said parts of Lots Nos 67 and 68 front together 100 feet on the Westerly side of Tahlena Avenue and run back 260 feet, more or less, on the Northerly line and 248 feet, more or less, on the Southerly line to the Easterly line of Lots Nos 61 and 62, measuring 100 feet thereon

Being the same property conveyed to Katelyn B Banyay, unmarried by Warranty deed from Annette Katrinka Blackwell, unmarried of record in Instrument No. 20180912-0090292 Register's Office for Davidson County, Tennessee, dated September 6, 2018 and recorded on September 12, 2018

Being the same property conveyed to Robert M Hagood and Regina A Hagood, husband and wife by Warranty Deed from Katelyn Banyay Roseglass, married of record in Instrument No. 20230712-0053340 Register's Office for Davidson County, Tennessee, dated July 06, 2023 and recorded on July 12, 2023

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1049, Page 524 and in Book 1469, Page 223, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **732 Tahlena Ave, Madison, Tennessee 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(S), their heirs and 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), 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

Karen Johnson Davidson County
Batch # 1206928 DEEDWARR
11/20/2024 10 10 23 AM 3 pgs
Fees $18 00 Taxes $1,561 40

20241120-0090238

Witness my/our hand(s) this the 19th DAY OF NOVEMBER, 2024.

Robert M Hagood
Robert M. Hagood

Regina A. Hagood
Regina A Hagood

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. HAGOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA A HAGOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2024.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** 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 NOVEMBER 19, 2024

Affiant Signature

November 19, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

My Commission Expires: 5/8/28
Date

Notary's Seal (if on paper)

