Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1207093 DEEDWARR
11/20/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20241120-0090397

39-B
File #24-1292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garrett Reece Northcutt and Christa Northcutt, husband and wife and Benjamin B. Northcutt, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert McLogan,****, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

****unmarried man**

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Kemper Heights, Section 2 of record in Plat Book 2331, Page 104, 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 Garrett Reece Northcutt, unmarried man and Benjamin B. Northcutt married man, as joint tenants with right of survivorship by Warranty Deed from David W. Spragens, unmarried of record in Instrument No. 20220610-0066202 Register's Office for Davidson County, Tennessee, dated June 08, 2022 and recorded on June 10, 2022 and Scrivener's Affidavit recorded on August 17, 2022 of record Instrument No. 20220817-0093247. Garrett Reece Northcutt is now married to Christa Northcutt who joins in this conveyance to convey any and all marital interest in subject property. Benjamin B. Northcutt and his spouse have never lived in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 302 Kemper Drive South, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Robert McLogan
302 Kemper Drive South
Madison, TN 37115

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
042-13-0-010.00

WITNESS THE EXECUTION HEREOF this 14th day of November, 2024.

Garrett Reece Northcutt

Christa Northcutt

Benjamin B. Northcutt

State of Texas
County of Smith

On this 14th day of November, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Garrett Reece Northcutt, Christa Northcutt and Benjamin B. Northcutt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: May 5, 2028

RUBY LEWIS NOTARY PUBLIC STATE OF TEXAS ID# 132464395 EXPIRES 5-5-2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 387,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of November, 2024.

Notary Public

My Commission Expires: _____

ABELANDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2028

Tennessee Certification of Electronic Document

I, Kelly Dorsey, 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 **11-15-24** (date of document).

Affiant Signature

11-15-24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **15** day of **November**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

