Karen Johnson Davidson County
Batch# 1208761 DEEDWARR
11/27/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,136.75
20241127-0092764

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $577,500.00

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF November 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Elizabeth Kay Rickert and Zachariah Akil Witcher	NEW OWNER	033-16-0-021.00
(NAME) 641 Old Hickory Boulevard Unit 46	(NAME)	
(ADDRESS) Brentwood, TN. 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jessica L. Dunkelberger, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Elizabeth Kay Rickert and Zachariah Akil Witcher, wife and husband , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Section 2, Primrose Acres of record in Plat Book 2900, Page 44, 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 Jessica L. Dunkelberger, a single woman by Warranty Deed from Vernon D. Hippensteel of record in Instrument No. 20220919-0104302 Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 19, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1017 North Graycroft Avenue, Madison, TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25 day of November, 2024.

Jessica L. Dunkelberger

STATE OF Missouri
COUNTY OF Randolph

On this 25 day of November, 2024, before me personally appeared Jessica L. Dunkelberger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of November, 2024.

Constance J Pelley
Notary Signature
My commission expires: 08/26/2028

CONSTANCE J PELLEY
Notary Public, Notary Seal
State of Missouri
Boone County
Commission # 20123841
My Commission Expires 08-26-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 25th day of November, 2024.

Affiant Signature
Date 11-26-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

