Karen Johnson Davidson County
Batch # 1217170 DEEDWARR
12/17/2024 10:43:49 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20241217-0097817

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

James Philip Morgan

TO NEW OWNERS:
Michael Glenn Mayo, et ux Jillianna R Mayo
8733 Old Charlotte Pike
Pegram, TN 37143

Map & Parcel:
112-00-0-051.01 &
112-00-0-086.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, James Philip Morgan, unmarried, Grantor herein; has bargained and sold and by these presents do convey unto Michael Glenn Mayo and Jillianna R. Mayo, Married, Grantees herein, their heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, as shown on the map entitled Sigler Avery Subdivision, of record Book 9700, Page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James Phillip Morgan, by deed from Natalie Lawrence, an unmarried woman, of record as Instrument No. 20170504-0044526, dated May 3, 2017, said Register's Office.

This conveyance is subject to the lien of the current year's Davidson property taxes, payment of which is assumed by grantees herein. This conveyance is subject to all matters shown on the Plan of record in Book 9700, page 583, Register's Office of Davidson County, Tennessee.

This is improved property located at 8729 & 8733 Old Charlotte Pike, Pegram, TN 37143, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs, successors, and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hand this the 16 day of December, 2024.

James Philip Morgan
James Phillip Morgan

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Phillip Morgan, 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 executed the within instrument for the purposes therein contained. Witness my hand this the 16 day of December, 2024.

Cyndi Reeder
NOTARY PUBLIC

My Commission Expires: 9-13-2028

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $335,000.00.

Michael Glenn Mayo
Grantee/Affiant

SWORN to and subscribed before me this the 16 day of December, 2024.

Cyndi Reeder
NOTARY PUBLIC

My commission expires: 9-13-2028

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.