Karen Johnson Davidson County
Batch# 1220997 DEEDWARR
12/27/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20241227-0100662

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES: 11-3-25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

This area for recording stamp

(AFFIX SEAL)

MST 2024-1756

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
Marcus Keon Madison	New Owner	173-10-0A-140.00-CO
(NAME)	(NAME)	
3621 Turfway Ct		
(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, **Justin Thomas Hale and Christina Leigh Hale, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus Keon Madison and Jessica Lauren Madison, husband and wife,** 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. 84 on the Plan of Phase 2, Section 3, Barnes Bend Estates of record in Plat at Instrument No. 20140225-0016132, 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 Justin Thomas Hale and Christina Leigh Hale, husband and wife by Warranty Deed from Flavel Readus and wife, Tamelar R. Readus of record in Instrument No. 20180531-0051957 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on May 31, 2018.

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 Plat at Instrument No. 20140225-0016132, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6050, Page 146, 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 Number 20050524-0058309, Register's Office for Davidson County, Tennessee. Deed of common areas to Barnes Bend Estates Homeowners' Association, Inc. of record in Instrument Number 20151204-0122206, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20040907-0107464 and Instrument Number 20050524-0058216, in the Register's Office for Davidson County, Tennessee. Sanitary sewer easement of record in Instrument Number 20040413-0041473, in the Register's Office for Davidson County, Tennessee. Ingress & egress easement of record in Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee. Public right of way easement of record in Book 5215, Page 482, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 6515, Page 495, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3621 Turfway Ct, 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 13th DAY OF DECEMBER, 2024.

Justin Thomas Hale

Christina Leigh Hale

Christina Leigh Hale

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Justin Thomas Hale and Christina Leigh Hale, 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 13th day of December, 2024.

Notary Public

My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/13/24 (date of document).

Affiant Signature

12/13/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025