STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/25/25
File No. G24-22009

Karen Johnson Davidson County
Batch# 1223424 DEEDWARR
01/06/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20250106-0001100

AMBER D MCNABB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan L. Menges and Beth Marie Menges (NAME)	New Owners (NAME)	21-57
2127 Templar Drive (STREET ADDRESS)	(STREET ADDRESS)	
Naperville, IL 60565 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Evelyn Mayo, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan L. Menges and Beth Marie Menges, 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:

Being Lot No. 1 on the Plat of the Earl L. Mayo Subdivision, of record in Instrument 202412190098813, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Earl L. Mayo and wife, Evelyn Mayo by Deed dated May 29, 1996, recorded May 29, 1996, in Book 10063, Page 956, in the Register's Office of Davidson County, Tennessee. See also Deed of Correction of record in Book 10145, Page 445 and Instrument for Correction of Deed of Correction of record in Instrument 200002030011221, Register's Office for said County. The said Earl L. Mayo died March 12, 2014 leaving Evelyn Mayo as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Evelyn Mayo is signed by her duly appointed Attorney-in-fact Earl Rickey Mayo, pursuant to the Power of Attorney recorded in Book _____202501060001099_____, said Register's Office.

This is unimproved property, known as 0 Clarksville Pike, Joelton, TN 37080.

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. Whenever 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 2nd day of January, 2025.

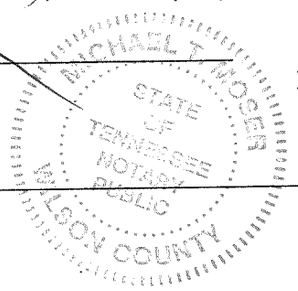
x Evelyn Mayo by Earl Rickey Mayo POA
Evelyn Mayo by Earl Rickey Mayo, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Earl Rickey Mayo, Attorney-in-Fact for Evelyn Mayo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 2nd day of January, 2025.

Notary Public



My Commission Expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/02/2025 (date of document).

Affiant Signature

01/02/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2 day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202501060001100