WARRANTY DEED

Karen Johnson Davidson County
Batch# 1238714 DEEDWARR
02/20/2025 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250220-0012059

File No. CR-24-8562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Connie Jo Fell and Donald Lee Fell, Jr	New Owner	
(NAME)	(NAME)	
150 Hardaway Drive	**P.O. Box 327**	033-08-0-068.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**McDaniels, KY 40152**	
(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, I/we, **Logan Rae Mahaffey f/k/a Logan Rae Mahaffey Lolley and Jacob Wilson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie Jo Fell and Donald Lee Fell, Jr, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 307, on the plan of Gatewood Section 2, as shown in Book 3700, Page 144, Register's Office of Davidson County, Tennessee.

Said Lot fronts 75 feet on the Southeasterly side of Hardaway Drive, and extends back 227 feet on the Northeasterly line and 244.8 feet on the Southwesterly line to a dead line and measures 102.40 feet thereon.

Being the same property conveyed to Caleb Joseph Lolley and Logan Rae Mahaffey-Lolley, husband and wife by Warranty Deed from Norberto Flores Aguilar, a married man of record in Instrument No. 20200812-0089598 Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on August 12, 2020.

Being the same property conveyed to Logan Rae Mahaffey Lolley by Quitclaim Deed from Caleb Joseph Lolley of record in Instrument No. 20230720-0056048 Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 20, 2023.

Logan Rae Mahaffey Lolley and Caleb Joseph Lolley having since divorced on August 17, 2023, and pursuant to the Final Decree of Divorce and Marital Dissolution Agreement as shown on Docket No. 83CC1-2023-CV-556 in the Circuit Court For Sumner County, Tennessee, At Gallatin.

***Logan Rae Mahaffey Lolley is one and the same and now known as Logan Rae Mahaffey.**
***Logan Rae Mahaffey and Jacob Wilson, having since been married.**
***Jacob Wilson, spouse of Logan Rae Mahaffey, joins in the execution of this instrument for the purpose of conveying his right, title, interest, and marital interest, if any, to said property.**

This is property more commonly known as 150 Hardaway Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 14 day of February, 2025.

Logan Rae Mahaffey

Jacob Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of February, 2025, before me personally appeared Logan Rae Mahaffey and Jacob Wilson, 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 14 day of February, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **February 14, 2025**.

Date

Affiant Signature

2/18/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025