Karen Johnson Davidson County
Batch# 1244093 DEEDWARR
03/06/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250306-0017102

Name and Address of New Owner:
Jason Singer and Britney Singer
4448 Andrew Jackson Pkwy
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 075-03-0-031.00

WARRANTY DEED

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, **Danielle M. McDonough and Adam R. McDonough, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason Singer, and Britney Singer,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Tulip Grove, Section Two of record in Plat Book 3700, Page 122, amended in Book 6349, Page 389, 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 Danielle M. McDonough and Adam R. McDonough, wife and husband by Warranty deed from Meredith Y. York, an unmarried person of record in Instrument No. 20181003-0098015 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 03, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 5 day of March, 2025.

_____ (SEAL)
Danielle M. McDonough

_____ (SEAL)
Adam R. McDonough

STATE OF Tennessee
COUNTY OF Davidson

On this 6th day of March, 2025, before me personally appeared Danielle M. McDonough and Adam R. McDonough, 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 5th day of March, 2025.

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: May 8 2028

My Commission Expires
May 8, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 5th day of March, 2025.

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: May 8, 2028

My Commission Expires
May 8, 2028

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 5, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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