Karen Johnson Davidson County
Batch# 1253796 DEEDWARR
03/28/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250328-0023567

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2025.

Notary Public
My Commission Expires:

GERALD FISCHER NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 3-18-2028 RUTHERFORD COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Justin Robert Walker, Sr. and Angelina Dionne Walker 508 Mae Terrace Madison, TN 37115	Justin Robert Walker, Sr. and Angelina Dionne Walker 508 Mae Terrace Madison, TN 37115	Tax Map(s): 053-13-0 Parcel(s): 124.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
JOHN C WHITE AND RANDEE B WHITE, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JUSTIN ROBERT WALKER, SR. AND ANGELINA DIONNE WALKER, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 109 on the Plan of Kimbolton Subdivision, Phase II, as of record in Plat Book 6900, Pages 792, 793 and 794, said Register's Office.

SAID Lot No. 109 fronts a total of 86.04 feet on the southeasterly side of Mae Terrace and runs back 150.56 feet on the northerly lot line and 199.32 feet on the southerly lot line to a line in the rear, which is a broken line, measuring a total of 101.65 feet thereon.

BEING the same property conveyed to John C. White and wife, Randee B. White by Warranty Deed from Phillips Builders, Inc., dated 6/21/1991 and recorded 6/25/1991 in Book 8382, Page 673, Register's Office for Davidson County, Tennessee. Also see Instrument of Correction filed to correct the legal description, recorded 4/5/1994 in Book 9301, Page 971, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 508 Mae Terrace, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of March, 2024

John C White

Randee B White

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John C. White and Randee B. White the bargainors, 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 purpose therein contained.

Witness my hand and official seal, this the 28 of March, 2025.

Notary Public

My Commission Expires:

(SEAL)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2026
RUTHERFORD COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 28, 2025.

Date

Aimee Cain

Affiant Signature

March 28, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of March, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

