Prepared By & Return To
Southern Title, LLC
383 East Main Street Ste 110
Hendersonville TN 37075
25-0039

Karen Johnson
Batch # 1257393
04/08/2025 09 55 45 AM
Fees $13 00 Taxes $1,073 00
20250408-0026551

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $290 000 00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2025

Kayla R Johnson
Notary Public

Commission Expires 3/27/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To	Map & Parcel
Megan Ferguson 5634 Higdon Road Joelton, TN 37080	Rocket Mortgage 1050 Woodward ave Detroit, MI 48226	036-00-0-033 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,

Caitlin Conner, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Ferguson, a married woman

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 known as part of the Higdon & Cornwell property and being more particularly described as follows

BEGINNING at the southwest corner of Tract 1, the same being the northwest of Tract No 3 and at a point in the center of Higdon Road thence following the center of Higdon Road 216 9 feet to a point, thence continuing with the center of said road, north 44 deg 57' East 198 2 feet to a corner, thence South 71 deg 18' East 548 2 feet on a 30 inch beech tree and northwest corner of Tract 2, thence South 9 deg 42' East 430 feet to a line between Tract No 1 and 3 thence with said line North 71 deg 41' West 864 1 feet to the point of beginning, and containing 6 3 acres, more or less, known as Tract 1

BEING the same property conveyed to Caitlin Louise Conner unmarried woman, by Warranty Deed from Jeremy Savage and Melinda Savage husband and wife, dated 1/2/2019 and recorded 1/4/2019 in Instrument No 20190104-0001059 in the Register s Office of Davidson County Tennessee

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 pro-rated as of the date of closing and assumed by the Grantee herein

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

This is improved property known as 5634 Higdon Road Joelton TN 37080
The above mentioned property is not now nor was it ever the primary residence of the Grantor or then spouse

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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 so 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 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 3 day of April 2025

Caitlin Conner

STATE OF Louisiana
COUNTY OF Bossier

Personally appeared before me the undersigned, a Notary Public in and for said County and State, **Caitlin Conner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Barksdale AFB, Louisiana this 3 day of April, 2025

Notary Public
My Commission Expires 5 November 2025

(Notary Seal)

