Name and Address of New Owner:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

Send Tax Statements To:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25050553

Map and Parcel: 051 12 0 015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheryl Ann Cawthon, single**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GGI Home Buyers, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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. 20, Section 1, on the map of Morningside Heights, of record in Book 1130, page 76, Register's Office for said county.

Said Lot No. 20 fronts 75 feet on the northerly side of Barry Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Sheryl Ann Cawthon, single by Quitclaim Deed filed for record on June 11, 2021 in Instrument Number 20210611-0079105, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 111 Barry Drive, 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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Karen Johnson Davidson County
Batch# 1276350 DEEDWARR
05/22/2025 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $464.44
20250522-0040403

WITNESS my hand this 21st day of May, 2025.

Sheryl Ann Cawthon

Sheryl Ann Cawthon

State of Tennessee

County of Davidson

Personally appeared before me, Sheryl Ann Cawthon with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 of May, 2025.

Gracie Eden

Notary Public
My Commission Expires: 4-22-29

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,525.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of May, 2025.

Gracie Eden

Notary Public
My Commission Expires: 4-22-29

GRACIE EDEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 22, 2029
COUNTY OF ROBERTSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,525.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of May, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 1/21/2029

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 5/21/25 (date of document).

Affiant Signature

5/22/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of May, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029