Karen Johnson Davidson County
Batch# 1280217 DEEDWARR
06/02/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20250602-0043079

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-25

File No. CR-25-9510

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 NUMBERS
Matt Hauth	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	
312 Emmitt Avenue	585 South Boulevard E	052-05-0-062.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Pontiac, MI 48341	
(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, **Philip Wharton and Carol S. Wharton, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matt Hauth, an unmarried man**, 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 situated in Davidson County, Tennessee:

Lot 31, Block I, on the revised plan of Power and Roth Madison Park Subdivision, as shown on plat of record in Plat Book 843, Page 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot 31 fronts 60 feet on the southerly side of Emmett Avenue and extends back between lines 210 feet more or less to the center of Gibson's Creek.

Being the same property conveyed to Philip Wharton and Carol S. Wharton, husband and wife, as tenants by the entirety by Warranty Deed from Anthony Cross, a married man of record in Instrument No. 20230109-0001555 Register's Office for Davidson County, Tennessee, dated January 06, 2023 and recorded on January 09, 2023.

This is property more commonly known as 312 Emmitt Avenue, Madison, TN 37115.

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 5th day of May, 2025.

Philip Wharton

Carol S. Wharton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2025, before me personally appeared Philip Wharton and Carol S Wharton, 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 May, 2025.

Notary Signature
My commission expires:

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

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 5/30/2025.

AFFIANT

DATE: 6/2/2025

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 2nd day of June, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027