Karen Johnson Davidson County
Batch# 1295661 DEEDWARR
07/10/2025 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20250710-0054230

File No: 2003635749
Grantor's Loan No. 1000254738

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Henry L. Mahasi and Celestine N. Wanjalla, 407 Williams Ave, Madison, TN 37115

Tax Parcel Number: 042-12-0-082-00

GENERAL WARRANTY DEED

Kathy Helton, a married woman, now joined by spouse Barry Gordon ("Grantor"), of **407 Williams Ave, Madison, TN 37115**, for and in consideration of $250,000.00 (Two Hundred Fifty Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Henry L. Mahasi** and **Celestine N. Wanjalla**, a married couple, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **407 Williams Ave, Madison, TN 37115**, the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF WOODROSE SUBDIVISION, OF RECORD IN BOOK 5800, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY OF WILLIAMS AVENUE, THE NORTHEAST CORNER OF LOT NO. 2 OF SAID SUBDIVISION; THENCE SOUTHEAST WITH THE RIGHT-OF-WAY 61 FEET TO A POINT; THENCE SOUTH 11 DEG. 57' 22" WEST LEAVING WILLIAMS AVENUE 200 FEET TO A POINT; THENCE NORTH 78 DEG. 02' 59" WEST 61 FEET TO A POINT; THENCE NORTH 11 DEG. 57' 22" EAST 200 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel No: 042-12-0-082-00

Property commonly known as: 407 Williams Ave, Madison, TN 37115

BEING THE SAME PROPERTY CONVEYED TO KATHY HELTON, A MARRIED WOMAN FROM PHILIP DEMAREE AND WIFE, KATHY DEMAREE, DATED 08/10/2007, RECORDED 08/14/2007, DEED INSTRUMENT NO. 20070814-0096970, COUNTY OF DAVIDSON STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 17, 2025.

Kathy Helton

Barry Gordon

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Kathy Helton** and **Barry Gordon**, personally known to me, or has produced driver's license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of June, 2025.

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy Helton
Affiant KATHY HELTON

Subscribed and sworn to before me on this the 17th day of June, 2025.

Karen R. Campbell
Notary Public

My Commission Expires: Sept. 8, 2025

SEAL



Tennessee Certification of Electronic Document

I, Amy Cox, 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 06/17/2025 (date of document).

Affiant Signature

06/20/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of JUNE, 2025.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025.

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282