Karen Johnson Davidson County
Batch# 333150 DEEDWARR
12/23/2019 09:55:49 AM 2 pgs
Fees: $13.00 Taxes: $1,029.72
20191223-0132056

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Lynsay P. Walsh, a single person,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Douglas McKelvey and Lise McKelvey, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument Number 20030213-0020016, and corrected in Instrument Number 20031120-0169641, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lynsay P. Walsh by deed dated April 10, 2017, of record in Instrument Number 20170412-0035721, Register's Office of Davidson County, Tennessee.

Map: 173, Group: 16A, Parcel: 010.00CO

Property Address: 3108 Hidden Creek Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the **20th** day of **December, 2019**.

Lynsay P. Walsh

STATE OF **TENNESSEE**

COUNTY OF **MAURY**

Personally appeared before me, the undersigned, **Lynsay P. Walsh,** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this **20th** day of **December, 2019**.

Notary Public

My commission expires:
February 28, 2022

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 2-28-2022

STATE OF TENNESSEE – **Davidson** COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **278,304.00.**

Affiant

Subscribed and sworn to before me, this **20th** day of **December, 2019**.

Notary Public

My commission expires:
February 28, 2022

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 2-28-2022

NEW PROPERTY OWNERS:

Douglas McKelvey and Lise McKelvey

3108 Hidden Creek Drive

Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

Same