Karen Johnson Davidson County
Batch# 413357 DEEDWARR
06/11/2020 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,232.60
20200611-0059635

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,134.00.

Kari Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2·19·24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-040841

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rise Donna Nachman	New Owner	
(NAME)	(NAME)	
8269 Boone Trace		126-15-0B-195.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KYLE MACDONALD AND CHANDLER MACDONALD, MARRIED AND DEBORAH KAY MACDONALD AND JOHN ALLEN MACDONALD, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RISE DONNA NACHMAN, AN UNMARRIED 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 Lot No. 26 on the Plan of Plan of Lexington Point, Section 2 of record in Plat Instrument No. 20010515-0049954, as corrected in Instrument No. 20011214-0138239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle MacDonald and Chandler MacDonald, husband and wife, and Deborah Kay MacDonald and John Allen MacDonald, wife and husband by Warranty deed from Eric V. Martino and Katherine E. Martino, husband and wife of record in Instrument No. 20170403-0031972 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 3, 2017.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 8269 Boone Trace, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the 29th day of May, 2020

Kyle MacDonald

Chandler MacDonald by Kyle MacDonald, Attorney-In-Fact

Deborah Kay MacDonald by Kyle MacDonald, Attorney-In-Fact

John Allen MacDonald y Kyle MacDonald, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of May, 2020, before me personally appeared Kyle MacDonald, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

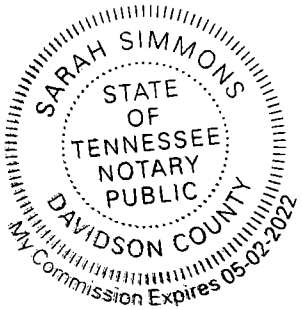
On this the 29th day of May, 2020, before me personally appeared Kyle MacDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chandler MacDonald and who acknowledged he executed the same as the free act and deed of the said Chandler MacDonald.

Witness my hand and official seal, this the 29th day of May, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of May, 2020, before me personally appeared Kyle MacDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deborah Kay MacDonald and who acknowledged he executed the same as the free act and deed of the said Deborah Kay MacDonald.

Witness my hand and official seal, this the 29th day of May, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

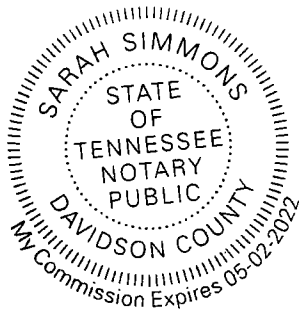
On this the 29th day of May, 2020, before me personally appeared Kyle MacDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Allen MacDonald and who acknowledged he executed the same as the free act and deed of the said John Allen MacDonald.

Witness my hand and official seal, this the 29th day of May, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



Kyle MacDonald

Chandler MacDonald by Kyle MacDonald, Attorney-In-Fact

Deborah Kay MacDonald by Kyle MacDonald, Attorney-In-Fact

John Allen MacDonald y Kyle MacDonald, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of May, 2020, before me personally appeared Kyle MacDonald, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of May, 2020, before me personally appeared Kyle MacDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chandler MacDonald and who acknowledged he executed the same as the free act and deed of the said Chandler MacDonald.

Witness my hand and official seal, this the 29th day of May, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of May, 2020, before me personally appeared Kyle MacDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of

INITIALS: KM CMD DKM JAM KM KM KM

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Patterson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WSC
Notary's Signature

My Commission Expires: 06/29/2021

