Karen Johnson Davidson County
Batch# 455360 DEEDWARR
08/12/2020 01:44:16 PM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20200812-0090090

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is:$392,000

Affiant Signature

Subscribed and sworn to before me on this the 7th Day of Aug, 2020.

Notary Public

My Commission expires _____/_____/_____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Bradley Witt & Rachel Witt
5626 Meadowcrest Lane
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 10303001000

WARRANTY DEED

20NT01890

Effective the 7th Day of August, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kevin McGinty and Barbara A. McGinty, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bradley Michael Witt & Rachel Ann Witt, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Three, Richland Meadows of record in Plat Book 2083, Page 100, 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 Kevin McGinty and Barbara A. McGinty, husband and wife, by Quitclaim Deed from Kevin McGinty, dated 09/25/2015 and recorded 10/01/2015 as Instrument No. 20151001-0099754, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 5626 Meadowcrest Ln, Nashville, TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-20-5626

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7th day of August, 2020

Kevin McGinty

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kevin McGinty,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Barbara A. McGinty

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barbara A. McGinty,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024