Karen Johnson Davidson County
Batch# 456744 DEEDWARR
08/14/2020 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200814-0091064

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-22-2023
(AFFIX SEAL)

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires November 22, 2023

THIS INSTRUMENT WAS PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Brentwood, TN 37027

File No.: 1064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Derrick Jacinto DeBorja and Tracy Lynn Moody	New Owner	12-09-0-155.00
(NAME)	(NAME)	
1323 Winthorne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT MCNELLEY, II,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERRICK JACINTO DEBORJA AND TRACY LYNN MOODY, A MARRIED COUPLE,** 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(s) No. 5D-42, as shown on the map entitled the Plan of Section 5D, Glengarry Park, of record in Plat Book 3600, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 5D-42 fronts 92 feet on the westerly side of Winthorne Drive runs back between lines, 168 feet on the northerly side of 179.5 feet on the southerly side to a line at the rear on which is measured

94.7 feet thereon.

BEING the same property conveyed to Robert E. McNelley, II by Quitclaim Deed from Michelle Lynn Stickel-McNelley, dated December 12, 2017, recorded on 01/03/2018 in Instrument No. 20180103-0000979.

BEING the same property conveyed to Robert E. McNelley, II, by Warranty Deed from, Federal National Mortgage Association, by Assistant Secretary, Christopher Irby, dated May 28, 2008, of record. Register's Office for Davidson County, Tennessee under instrument 20080602-0056153.

unimproved ☐
This is improved ☒ property, known as 1323 Winthorne Drive, Nashville, TN 37217
(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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Witness our hands this 31 day of July, 2020.

ROBERT McNELLEY II
Robert McNelley, II

STATE OF TN
COUNTY OF Davidson

On this 31st day of July, 2020, before me personally appeared Robert McNelley, II to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31st day of July, 2020.

Commission Expires: 11-22-2023

Misty D Cogdill
Notary Public

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires
November 22, 2023

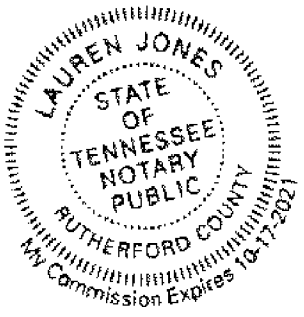
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22