Karen Johnson Davidson County
Batch# 506383 DEEDWARR
11/02/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20201102-0127447

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1586

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jude T. Lenahan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carey Galyean, and Rebecca Griggs, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 115 on the Map of Eastdale Place as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Lenahan and husband, Jude T. Lenahan by Warranty Deed from Wallace D. Robinson and Rosemary Robinson, husband and wife, dated April 28th, 2004, of record in Instrument No. 20040505-0051475, Register's Office, Davidson County, Tennessee.

The said Cindy Lenahan is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1113 Riverwood Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Carey Galyean 103 Lake Breeze Drive Jackson, TN 38305	owner	061-11-208.00

WITNESS THE EXECUTION HEREOF this 28th day of October, 2020.

Jude T. Lenahan by Jude T. Lenahan, Jr., His Attorney-in-Fact

Jude T. Lenahan by Jude T. Lenahan, Jr.,
His Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 28th day of October, 2020, before me personally appeared **Jude T. Lenahan, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jude T. Lenahan**, and acknowledged that such person executed the same as the free act and deed of **Jude T. Lenahan**.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 375,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of October, 2020.

Notary Public

My Commission Expires: 03 08 2022

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

