1

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

WILLIAMSON COUNTY JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 507703 **DEEDWARRSP**
11/03/2020 09:22:06 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20201103-0128276

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Alexander McDonell and Noel Poncy McDonell, husband and wife 905 20th Ave. S. #1716 Nashville TN 37203	New Owner	159-06-0B-041.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Voce Development Company, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mark Alexander McDonell and Noel Poncy McDonell, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the Final Plat of Voce, Phase 2B, Major Subdivision, as shown on plat of record in Instrument 20160808-0082374, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Voce Development Company, LLC, by Warranty Deed dated 07/26/2016, from Granny White Cabin Realty, LLC, of record in Instrument 20160726-0076796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 1762 Woodsong Drive, Brentwood, TN 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 30th day of October, 2020.

Voce Development Company, LLC

BY: _____
R. Shannon Pollard, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared R. Shannon Pollard, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Voce Development Company, LLC , the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said R. Shannon Pollard as such Chief Manager.

Witness my hand and official seal, this the 30th of October, 2020.

_____
Notary Public
My Commission Expires: 10/3/21

