WARRANTY DEED

Karen Johnson Davidson County
Batch# 526073 **DEEDWARR**
12/08/2020 09:11:29 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20201208-0142114

File No. OA0007818

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariana Beck Geromes and Marcus Geromes	Synovus Bank	
(NAME)	(NAME)	
402 Charlesgate Ct	PO Box 2868	117-09-0C-006.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215	Columbus, GA 31902-2868	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Maureen Danly, joined by my husband, James C. Danly, Jr.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ariana Beck Geromes and Marcus Geromes, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 6 on the Plan of Burlington of record in Plat Book 5200, Page(s) 403 through 406, inclusive, amended in Book 5974, Page 777, 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 James C. Danly, Jr. and wife, Maureen Danly by Warranty deed from Batey M. Gresham, Jr. and wife, Ann W. Gresham of record in Instrument No. 20110603-0042706 Register's Office for Davidson County, Tennessee, dated May 27, 2011 and recorded on June 03, 2011.

Being the same property conveyed to Maureen Danly by Quitclaim deed from James C. Danly, Jr of record in Instrument No. 20120731-0067371 Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on July 31, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 402 Charlesgate Ct, Nashville, TN 37215

(House Number) (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.

This Deed shall be effective in transferring ownership on the 7th day of December, 2020.

Witness my hand this 30th day of November, 2020.

MAUREEN DANLY

JAMES C. DANLY, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maureen Danly and James C. Danley, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of November, 2020.

Notary Public

My commission expires:

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

RETURN RECORDED DOCUMENTS TO: