NEW OWNER:

BRANDON RAILEY
1521 22ND AVENUE NORTH
NASHVILLE, TN 37208

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-1916

Map & Parcel 08115005401

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 539261 DEEDWARR
12/21/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20201221-0150979

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Five Thousand and 00/100 Dollars ($405,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SEAN MCKINNIS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BRANDON RAILEY and MADYSON RAILEY, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 104 on the Plan of S.A. Champion's Subdivision of certain lots in Harding's Addition to Nashville, as shown on the plat of the same of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to SEAN MCKINNIS, unmarried by Warranty Deed from GMAT Holdings, GP, a Tennessee General Partnership, dated May 15, 2018, and of record in Instrument No. 20180518-0047738, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **1521 22ND AVENUE NORTH, NASHVILLE, TN 37208**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 132, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of November, 2020.

SEAN MCKINNIS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2020.

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-16-2022

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.**

AFFIANT

Sworn to and subscribed to before me this 10th day of December, 2020.

NOTARY PUBLIC

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 11/5/22

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202012210150979