Karen Johnson Davidson County
Batch# 539367 DEEDWARR
12/21/2020 12:06:14 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20201221-0151109

22505
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Maria T. Duffy
714 Airways Circle
Nashville, TN 37214

Send Tax Bills to:
new owner

Map/Parcel: 085 07 0 069.00

FOR AND IN 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/we, **Megan Nicole Selby and McCauley Murdock Warren, a married couple**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Maria T. Duffy**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 180 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, pages 83 and 84, 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 Megan Nicole Selby and McCauley Murdock Warren, a married couple, by Warranty Deed from Van Webber, LLC, a Tennessee limited liability company, dated August 29, 2019, and recorded in Instrument No. 20190830-0087963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years; all matters shown on plat in Plat Book 2900, page 83 & 84 and any and all restrictions, easements and zoning regulations which may be applicable.

This is unimproved property known as: 216 Dedham Drive, Nashville, TN 37214

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 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 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Megan Nicole Selby
Megan Nicole Selby

McCauley Murdock Warren
McCauley Murdock Warren

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Megan Nicole Selby and McCauley Murdock Warren, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of December, 2020.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00

Affiant

Subscribed and sworn to before me this 15th day of December, 2020.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2022