21.3615

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00 .

Madison Manzanti
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF February, 2021.

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Affix Seal)

Notary Public

My Commission Expires: 10/30/24

MCGAFFIC-H21035

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael A. McGaffic, unmarried man	ORIGIN Bank	135.08-0-003.00
108 Smith Springs Court	1800 Hudson Ln Ste 2A	
Nashville, TN 37217	Monroe, LA 71201	

Karen Johnson Davidson County
Batch# 587156 **DEEDWARR**
03/08/2021 02:38:21 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210308-0030075

For and in consideration of the sum of TEN DOLLARS, 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, Cindy Leigh Arrington n/k/a CINDY LEIGH HASTY, UNMARRIED hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL A. MCGAFFIC, UNMARRIED MAN hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of Springwood Place Subdivision, of record in Plat Book 6200, Page 911, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark E. Hasty and Cindy Leigh Arrington, unmarried persons, as joint tenants with right of survivorship of record in Book 8883, Page 508, recorded on 03/09/1993, Register's Office for Davidson County, Tennessee.

Subject parcel also includes property conveyed to Mark E. Hasty and wife, Cindy L. Hasty by deed from George E. Robinson and wife, Gail M. Robinson recorded in Inst. #200101190005868.

Mark E. Hasty having since died 12/13/2015.

Cindy Leigh Arrington n/k/a Cindy Leigh Hasty, unmarried

( ) unimproved
This is (X) improved property known as 108 Smith Springs, Nashville, Tennessee 37217 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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) this 26th day of February, 2021 :

Cindy Leigh Hasty

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CINDY LEIGH HASTY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 26th day of February, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023