Karen Johnson Davidson County
Batch# 591225 DEEDWARR
03/12/2021 02:41:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20210312-0033444

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Mary Pat McGeary
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of March, 2021.

Ashlee D Page
Notary Public

(Affix Seal)

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2020-1570-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Pat McGeary 8431 Callabee Way, #2 Antioch, TN 37013	OWNER	Map/Parcel 181 02 0A 114.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Harkins**, a married man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Pat McGeary, a single woman**, hereinafter called the GRANTEE, her 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 Unit No. G-2 as set forth in the Master Deed Establishing Lenox Creekside, Phase 1, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306—0025686 and as amended by Instrument No. 20060606~0066938, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

Being the same property conveyed to Kevin Harkins, a married man, by Warranty Deed from Jane F. Bauer, a single person, dated June 25, 2013, of record in Instrument No. 20130702-0068133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8431 Callabee Way, #2, Antioch, TN 37013.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

The subject property has never been the principal residence of the Grantor or the Grantor's spouse.

Effective this 11 day of March, 2021.

Kevin Harkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of March, 2021, before me personally appeared Kevin Harkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2021.

My Commission Expires: 11/16/2024

Notary Public

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 1/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY