Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 104 16 0 418.00

Karen Johnson Davidson County
Batch# 603228 DEEDWARR
03/31/2021 08:57:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042054

WARRANTY DEED

Property Address & New Owner :	*	Mail Tax Statement to:
MATTHEW J. CAHILL and	*	Matthew J. Cahill
SHANNON S. CAHILL	*	Shannon S. Cahill
1800 Beechwood Ave.	*	1800 Beechwood Ave.
Nashville, TN 37212	*	Nashville, TN 37212

The GRANTOR, **MATTHEW J. CAHILL, a married man,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

MATTHEW J. CAHILL and wife, SHANNON S. CAHILL,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Part of Lots #210 and 209 in the Belmont Land Company's Subdivision of Belmont Heights, of record in Instrument No. 20040625-0075461, 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 MATTHEW J. CAHILL, a married man, by Warranty Deed of record at Instrument Number 20190805-0077504 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Plan of record in Plat Book 421, Page 34 and Instrument No. 20040625-0075461, Register's Office for Davidson County, Tennessee and any and all existing easements and restrictions as shown of record not stated herein.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 25th day of March, 2021, by the undersigned.

MATTHEW J. CAHILL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MATTHEW J. CAHILL,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 25th day of March, 2021.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-18-2025

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(A).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer ~~is Ten Dollars~~ ($10.00).

AFFIANT

Subscribed and sworn to before me this 25th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: _____

