Karen Johnson Davidson County
Batch# 627382 DEEDWARR
05/03/2021 11:14:46 AM 2 pgs
Fees: $13.00 Taxes: $4,884.00
20210503-0058882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

File No.: RES-21-6610

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark McGinley and Skye McGinley	New Owner	102 12 0 006.00
(NAME)	(NAME)	
6610 Fleetwood Drive Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JEFFREY L. LIVINGSTON, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK MCGINLEY AND SKYE MCGINLEY, HUSBAND AND WIFE**, 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. 65 on the Plan of Horton Heights Section X, as shown on plat of record in Plat Book 2133, Page 32, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey L. Livingston by Warranty Deed from H. Newcombe Hollis, IV and Laura Anne Hollis, husband and wife, dated June 29, 2016, recorded September 1, 2016, in Instrument No. 20160901-0091944, in the Register's Office of Davidson County, Tennessee.

Jennifer Livingston, wife of Jeffrey L. Livingston, joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 6610 Fleetwood Drive, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 the said GRANTEE(S) 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 land to the said GRANTEE(S), 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 27th day of April, 2021

Jeffrey L. Livingston

Jennifer Livingston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2021, before me personally appeared Jeffrey L. Livingston and Jennifer Livingston, 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 27th day of April, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # 486-CRE-21-6610