Karen Johnson Davidson County
Batch# 667963 DEEDWARR
06/29/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20210629-0088244

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-288-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June 2021.

NOTARY PUBLIC

My commission expires: 3/6/24

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collin Gallagher and Rachel Gallagher 565 Lockwood Court Nashville, TN 37214	Geneva Financial, LLC 3155 South Price Rd Chandler, AZ 85248	107-04-0-024.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THREE THOUSAND AND 00/100 Dollars ($353,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARDON CONSTRUCTION MANAGEMENT, INC.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COLLIN GALLAGHER AND RACHEL GALLAGHER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, Collin Gallagher and Rachel Gallagher, husband and wife that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Larkwood as of record in Book 2900, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 33.6 feet on the easterly side of Lockwood Court and extends back 133 feet on the northerly line and 186 feet on the southerly line to a dead line, measuring 151.33 feet thereon.

Being the same property conveyed to MarDon Construction Management, Inc. from Robert Ray Powell, unmarried, by Warranty Deed dated June 5, 2020 and recorded June 29, 2020 in Instrument #20200629-0070377, said Register's Office.

Being the same property conveyed to Robert Ray Powell from Elizabeth D. Powell (now Mitchell) by Quitclaim Deed dated April 19, 1991 and recorded April 26, 1991 in Book 8339, page 52, said Register's Office.

Property more commonly known as 565 Lockwood Court, Nashville, TN 37214.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of June, 2021

GRANTOR(S)

MARDON CONSTRUCTION MANAGEMENT, INC

BY: Jennifer Bell
ITS: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Jennifer Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signatory of MarDon Construction, Inc., the within named bargainor and that she as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained by signing the name of MarDon Construction, Inc., by herself as, Authorized Signatory.

WITNESS my hand and seal, this the 28th day of June 2021.



Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 28, 2021.

(AFFIANT) – Aubrey Seavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 28th day of June, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.