Karen Johnson Davidson County
Batch# 673767 DEEDWARR
07/09/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,079.40
20210709-0092689

QTN-306-2021

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Patrick Tracy and Harmony Tracy
6750 Pennywell Dr.
Nashville, TN 37205

SEND TAX BILLS TO
New owner

MAP/PARCEL
115-09-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CAMPBELL C. STEELE, UNMARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **PATRICK TRACY AND HARMONY TRACY, HUSBAND AND WIFE,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 159, as shown on the map entitled West Meade Estates Section Eight, of record in Plat Book 3700, page 31, amended in Book 5639, page 595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAMPBELL C. STEELE, by deed from JUANITA M. SNEED, of record in Instrument No. 20000929-0096523, dated September 26, 2000, said Register's Office.

This is improved property known as: 6750 Pennywell Dr., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands as of this 25th day of June, 2021.

CAMPBELL C. STEELE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAMPBELL C. STEELE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 25th day of June, 2021.

Notary Public

My Commission Expires: 9/7/24

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$562,000.00.**

Affiant

Sworn to and subscribed before me this 25 day of June, 2021.

Notary Public

My Commission Expires: 9/20/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 25 June 2021 (date of document).

Jennifer L. Pennell

6/25/2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of June, 2021.

Notary's Signature

My Commission Expires: 4/3-22

Notary's Seal

