Karen Johnson Davidson County
Batch# 676797 DEEDWARR
07/14/2021 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210714-0094737

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Ashley Utley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2021.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 06-28-25

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

14-NSH21-02142

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen Gallagher and Alice C. Scott 7597 Bidwell Rd Joelton, TN 37080	New Owner "same"	008 00 0 164.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence M. Greaves and Annette Greaves, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Gallagher and Alice C. Scott, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

All That Certain Parcel of Land Situate in the County of Davidson, State of Tennessee, Being a Tract shown on the Plan of Fitzgerald Sub, Section 2, of record in Book 6050, Page 91, Register's Office for Davidson County, Tennessee, and Being more particularly described according to a Survey made by John B. Kohl, III, Tennessee License No. 100, dated February 14, 1992, as follows: Beginning at a Concrete Monument in the Westerly Margin of Bidwell Road, said point being the Northeast corner of the property conveyed to Jerry James Dobbs and wife, Shirley F. Dobbs, from C. W. Fitzgerald and wife, Laura M. Fitzgerald, by Deed of record in Book 4842, Page 150, Register's Office for Davidson County, Tennessee; Thence with Dobbs Northerly Boundary, North 71 deg. 23 min. 53 sec. West 1092.69 feet to an iron pin; Thence North 40 deg. 42 min. 43 sec. East 87.67 feet to an iron pin; Thence South 75 deg. 56 min.42 sec. East 1046.86 feet to a Concrete Monument in the Westerly Margin of Bidwell Road; Thence with the Westerly Margin of Bidwell Road, South 12 deg. 59 min. 40 sec. West 165.0 feet to the point of Beginning, containing 3.0 Acres, more or less.

Being the same property conveyed to Lawrence M. Greaves, by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association, of record in Instrument No. 20120904-0079857, in the Register's Office of Davidson County, Tennessee, dated July 11, 2012 and recorded on September 04, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7597 Bidwell Rd, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 12th day of July, 2021

Lawrence M. Greaves

Annette Greaves

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

On this 12 day of July, 2021, before me personally appeared Lawrence M. Greaves and Annette Greaves, 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 (or person's) free act and deed.

Notary Public

Printed Name: Thomas E. Bosecker

Serial Number, if any: _____

My Commission Expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 law on July 12, 2021.

Affiant Signature

7/12/21

Date

State of Tennessee
County of Wilson

Personally appeared before me, **Christen T Rabe**, a notary public for this county and state, **Todd A Tressler, II**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 4/22/23

NOTARY SEAL

