WARRANTY DEED

Karen Johnson Davidson County
Batch# 677255 **DEEDWARR**
07/15/2021 10:41:57 AM 2 pgs
Fees: $13.00 Taxes: $783.57

20210715-0095234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,775.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
West Iris Realty, LLC, a Tennessee Limited Liability Company	New Owner	Map: 07114011900
(NAME) 623 West Iris dr.	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED ELEVEN THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS ($211,775.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROSIE ELIZABETH MCNEIL, UNMARRIED, ALSO KNOWN AS ROSE ELIZABETH MCNEIL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WEST IRIS REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 30 in the J. B. Haynie's Gladstone Plan of record in Book 161, pages 10 and 11, Register's Office for said County.

SAID Lot No. 30 fronts 40 feet on the southerly side of Whites Creek Pike, and runs back between parallel lines with the westerly line of Lot 29, 134 feet and on the easterly line of Lot 31, 133 feet more or less to an alley in the rear.

Being the same property conveyed to Danny Ray McNeil and wife, Rosie Elizabeth McNeil, by deed from Charles F. Huffines and wife, Shirley A. Huffines, of record in Book 8820, Page 490, dated December 18, 1992, Register's Office for said County. The said Danny Ray McNeil having since died April 4, 2017.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 10 & 11, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1320 Baptist World Center Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 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 our hands this 13th day of July, 2021.

Rosie Elizabeth McNeil

Rosie Elizabeth McNeil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 13th day of July, 2021.

My Commission Expires: 3/6/24

Notary Public

