Karen Johnson Davidson County
Batch# 680091 DEEDWARR
07/20/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20210720-0097199

WARRANTY DEED

Andrew Suzore
State of Tennessee Notary Public
Davidson County

State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Gallagher Jordan Gallagher	New Owner	071160C00300CO
(NAME)	(NAME)	
414 Douglas Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Marsha Denning and David Denning, wife and husband ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Gallagher and Jordan Gallagher, husband and wife ,** 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 Unit 3, Mile End Crossing, A Horizontal Property Regime with Private Elements, as established by declaration of covenants, conditions and restrictions, as shown by plat of record in Instrument #20160803-0080490 of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marsha Denning and David Denning, wife and husband by deed from D222, LLC, a Tennessee limited liability company, dated 10-24-17 of record in Instrument #20171101-0111878, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 414 Douglas Ave., Nashville, TN 37207
(House Number) (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 15th day of July, 2021.

Marsha Denning

David Denning

State of Maryland
County of St. Mary's

Personally appeared before me Marsha Denning and David Denning, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2021.

Notary Public Renee L. Dickens
My Commission Expires: 01/05/2025

RENEE L. DICKENS
NOTARY PUBLIC
CALVERT COUNTY
MARYLAND
MY COMMISSION EXPIRES JAN. 5, 2025

File No.: 2372

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 July 15, 2021 (date of document).

Affiant Signature

07/16/2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

