Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$355,000.00**

Subscribed and sworn to before me this 30th day of July, 2021.

Notary Public **Affiant**

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 689372 **DEEDWARR**
08/03/2021 11:23:16 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50

20210803-0104208

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Nicole Killian **1416 Cardinal Avenue** **Nashville, Tennessee 37216**	New owner	062-13-0-032.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **IRIS MICHELLE KNIGHT** and **ANNE MARY SINGLETON,** have this day bargained and sold, and do hereby transfer and convey unto the said **NICOLE KILLIAN, unmarried,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 7 of Block "B", as shown on the map entitled Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said Lot No. 7 fronts 50 feet on the westerly side of Martha Avenue (now Cardinal Avenue) and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to JOHN WADSWORTH GALLAGHER AND WIFE, MARY E. GALLAGHER, by deed from ROBERTA E. HYLTON, UNMARRIED, of record in Book 7545, page 854, dated May 12, 1988, said Register's Office.

Further being the same property conveyed to PAUL JOHN GALLAGHER, by quitclaim deed from JOHN WADSWORTH GALLAGHER AND WIFE, MARY E. GALLAGHER of record in Instrument No. 20060807-0096889, dated August 1, 2006, said Register's Office. PAUL JOHN GALLAGHER, having since died intestate on or about July 1, 2020, leaving MARY ELEANOR GALLAGHER as his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20210803-0104206, said Register's Office. See also Docket No. 20P1602, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

MARY ELEANOR GALLAGHER died intestate on or about January 29, 2021, leaving IRIS MICHELLE KNIGHT AND ANNE MARY SINGLETON as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20210803-0104207, said Register's Office. See also Docket No. 21P541, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 30 day of July, 2021.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES APPEAR ON FOLLOWING PAGE]

Iris Michelle Knight

Iris Michelle Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **IRIS MICHELLE KNIGHT** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30 day of July, 2021.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

Devin F. Park

NOTARY PUBLIC

My Commission Expires: 1/25/22

Anne Mary Singleton

Anne Mary Singleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **ANNE MARY SINGLETON** 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 official seal at Goodlettsville, Tennessee, this the 30 day of July, 2021.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JAN 25, 2022

Devin F. Park

NOTARY PUBLIC

My Commission Expires: 1/25/22