THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736063** Karen Johnson Davidson County Batch# 696524 DEEDWARR 08/12/2021 03:38:30 PM 3 pgs Fees: $18.00 Taxes: $1,295.00 20210812-0109196	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Bethany Gallagher Affiant Subscribed and sworn to before me, this 10th day of August, 2021. Notary Public My Commission Expires: 11-6-2022 JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Bethany Gallagher 1100 Brookmeade Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 15 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Russell Holleman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bethany Gallagher, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section 1, Harpeth Valley Park of record in Plat Book 3600, Page(s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Russell Holleman, unmarried by Quitclaim Deed from Wallace Key Holleman, Jr., Trustee of the George Russell Holleman Family Trust, of record in Instrument No. 20180621-0060061, and in the Register's Office of Davidson County, Tennessee, dated June 19, 2018 and recorded on June 21, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Harpeth Valley Park, as recorded in Plat Book 3600, Page(s) 93 and 94.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858 and Owner's Certificate and Restrictive Covenants recorded in Book 3866, Page 656.

This is improved property located at 623 Harpeth Bend Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of August, 2021.

Caye Holleman

George Russell Holleman

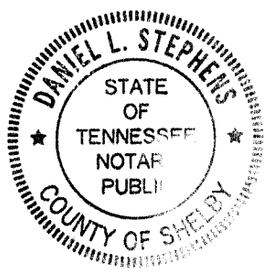
STATE OF Tennessee)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Russell Holleman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of August, 2021.

Daniel L Stephens

Notary Public
My Commission Expires: 6/2/25



WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-13002-RL

WD

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am 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 August 7, 2021.

Katherine B. Smith
Affiant Signature

8/12/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 12, 2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY