Karen Johnson Davidson County
Batch# 700328 DEEDWARR
08/18/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20210818-0111751

# Warranty Deed

| | |
|---|---|
| KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $332,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 16th day of August, 2021.<br>Notary Public<br><br>My commission expires: 4/23/25 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Randy McIntosh | ~~New Owner(s)~~ | 052 16 0 113.00 |
| 1309 Neelys Bend Circle | 3160 Crow Canyon Rd. | |
| Nashville TN 37115 | Ste 400 San Ramon CA 94583 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MEGHAN MCPHILLIPS, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY MCINTOSH, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Neely's Bend Subdivision, Section One, of record in Plat Book 5210, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Megan McPhillips, by Warranty Deed from Max V. Palmer and Kayla Collins Palmer, husband and wife, of record in Instrument No. 20190222-0016279, in the Register's Office of Davidson County, Tennessee, dated February 20, 2019 and recorded on February 22, 2019.

The signature of Meghan McPhillips is signed by her duly appointed Attorney-in-fact J. Brandon Miller, pursuant to the Power of Attorney recorded in Instrument Number 20210805-0105501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1309 Neelys Bend Circle, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of August, 2021.

Meghan McPhillips by J. Brandon Miller, her Attorney-in-Fact

**Meghan McPhillips by J. Brandon Miller, her Attorney-In-Fact**

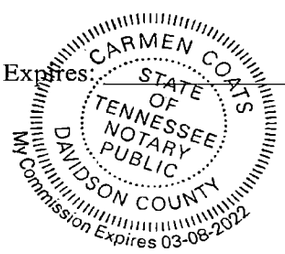
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller as Attorney-In-Fact for Meghan McPhillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of August, 2021.

Carmen Coats
Notary Public

My Commission Expires: _____



**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 8/16/2021 (date of document).

Affiant Signature

8/18/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY