Name and Address of New Owner:
Raychel Richard
2433 Bayview Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 708051 DEEDWARR
08/31/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210831-0117545

Send Tax Bills To:
Raychel Richard
2433 Bayview Drive
Nashville, TN 37217

This Instrument Prepared By:

Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 136-09-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael K. McGrath, II and wife, Anna McGrath**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Raychel Richard, as her sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One of Bayview of record in Plat Book 9700, Page 330, 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 Michael K. McGrath, II and wife, Anna McGrath from Patrick S. O'Connell and Jennifer L. O'Connell, husband and wife, by Warranty Deed dated 08/17/2013 and recorded 10/01/2013 in Instrument No. 20131001-0102688, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2021.

_____(SEAL)
Michael K. McGrath, II

_____(SEAL)
Anna McGrath

STATE OF TN
COUNTY OF Sullivan

On this 20th day of August, 2021, before me personally appeared Michael K. McGrath, II and Anna McGrath, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2021.

LINDSEY BROADFOOT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SULLIVAN

_____
Notary Signature
My commission expires: 06-25-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

LINDSEY BROADFOOT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SULLIVAN

STATE OF TENNESSEE (D)
COUNTY OF ~~WILLIAMSON~~ Sullivan

Sworn to and subscribed before me this 20th day of August, 2021.

_____
Notary Signature
My commission expires: 06-25-2023

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-20-21 (date of document).

Frank Roberts

8/20/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

