WARRANTY DEED

Karen Johnson Davidson County
Batch# 710436 DEEDWARR
09/07/2021 10:15:16 AM 4 pgs
Fees: $23.00 Taxes: $1,595.07

20210907-0119388

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $431,100.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/5/25

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2406LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Austin Doody and Dawna Zahn	new owner	
1205 Genelle Drive		033-02-0-016
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TYANN CHAPPELL AND ALAN GALLOWAY AND LARRY GALLOWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AUSTIN DOODY, AN UNMARRIED MAN AND DAWNA ZAHN, AN UNMARRIED WOMAN AS Tenants In Common with Rights of Survivorship

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:

Lot 55, Section 3 Plantation Estates, as shown on plat of record in Plat Book 3700, Page 141, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 55 fronts 140.00 feet on the north side of Genelle Drive and extends back ~~139.1~~ 369.1 feet on the west line and 287.8 on the east line to a line in the rear on which it measures 161.9 feet thereon.

Being the same property conveyed to Hugh Donald Galloway* and Tamai T. Galloway**, by Warranty Deed, from John B. Gibbs and wife, Betty L. Gibbs, of record in Book 4298, Page 8, in the Register's Office of Davidson County, Tennessee, dated November 29, 1968 and recorded on January 3, 1969.

* Hugh Donald Galloway having since died on December 15, 2011

** Tamai Takami Galloway having since died on January 16, 2021 and having been issued a TennCare release letter on May 13th , 2021.

Pursuant to the order probating the last will and testament of Tamai Galloway for Muniment of Title Only in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/ Metropolitan Nashville Davidson County, In RE: Estate of Tamai Galloway, Docket No. 21-P264 said property vested in Tyann Chappell, Alan Galloway, and Larry Galloway

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BNBE-21-1205

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3 Plantation Estates, as recorded in Plat Book 3700, Page(s) 141.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4257, Page 913.
5. Easement for sanitary sewers and storm drainage, recorded in Book 7387, Page 788.

This is Improved property known as 1205 Genelle Drive, Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 31st day of August, 2021.

Tyann Chappell, Individually and as Executrix of the Estate of Tamai Galloway in the Seventh Circuit Court for Davidson County, Tennessee Docket # 21P264

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TYANN CHAPPELL,, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that our executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2021.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Notary Public

My Commission Expires:

Larry Galloway

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, LARRY GALLOWAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that our executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville **, Tennessee, this** 19 **day of August, 2021.**

Notary Public

My Commission Expires: 1-3-2023

ROBIN JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 3, 2023

Alan Galloway by Tyann Chappell, attorney in fact

Alan Galloway by Tyann Chappell his attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Tyann Chappell,, on behalf of and as attorney in fact for Alan Galloway ,the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on with authorization of and behalf of Alan Galloway

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2021.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024