Karen Johnson Davidson County
Batch# 727974 DEEDWARR
09/30/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20210930-0131645

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39 B
File #21-1610

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel O'Bryan, single man** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Andrew Mack and Samantha Grace Mack, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 2308 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2308 Scott Avenue Townhomes, of record as Instrument No. 20160804-0080754 as shown on Plat attached thereto as Exhibit "C", 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 Daniel O'Bryan, single man by Warranty Deed from Jennifer Ives and husband, Stu Grimson of record in Instrument No. 20191219-0131018 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 19, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 2308 A Scott Avenue, Nashville, TN 37216.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| William Andrew Mack<br>2308 A Scott Avenue<br>Nashville, TN 37216 | SECURITY NATIONAL MTG CO<br>5201 SOUTH GREEN ST, STE 200<br>MURRAY, UT 84123 | 072-10-2B-001.00 |

**WITNESS THE EXECUTION HEREOF** this 28th day of September, 2021.

Daniel O'Bryan

**State of Tennessee )**
**County of Davidson )**

On this 28th day of September, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel O'Bryan ~~and~~, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
AMGELA Y POSTON-WILLIAMSON
COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 517,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of September, 2021.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 09/29/2021 (date ~~of document~~).

Affiant Signature

09/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025