Karen Johnson Davidson County
Batch# 734016 DEEDWARR
10/12/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20211012-0136828

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Taylor Kirkland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH21-02739

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charles D. McDonald 6367 B Ivy St Nashville, TN 37209	New Owner	091-09-3G-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John P. Wrye and Katie H. Faella, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles D. McDonald, IV, a single man**, hereinafter called the Grantees, their successors 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 Unit B, on the plan of 6367 Ivy Street a Planned Unit Development (with Private Elements), a Horizontal Property Regime with Private Elements, filed as Exhibit B to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180709-0065964, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to John P. Wrye and Katie H. Faella, husband and wife by Special Warranty deed from DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190320-0025467 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 20, 2019. (Value of consideration shown in aforementioned deed $463,000.00.) Being also known as 6367 B Ivy St B Nashville, Tennessee 37209.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6367 B Ivy St, Nashville, TN 37209

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

defend the title to said land to 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 this 8th day of October, 2021

John P. Wrye

Katie H. Faella

STATE OF TENNESSEE

COUNTY OF Williamson

On this 8th day of October, 2021, before me personally appeared John P. Wrye and Katie H. Faella, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 8/2024

FAMILY GROWDER NOTARY PUBLIC TENNESSEE COUNTY OF CHEATHAM

Certificate of Authenticity

I, A. Scott Hubbard, 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

10/8/21.

Date

A. Scott Hubbard

Affiant Signature

October 8, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of October, 2021

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/21/25
COUNTY OF WILLIAMSON