NEW OWNER:
William Michael McSurdy
626 Timber Lane
Nashville, TN 37215

SEND TAX BILLS TO:

FirstBank
722 Columbia Avenue
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-419

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-12589-RR

MAP & PARCEL
117-02-0C-017-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 753205 DEEDWARR
11/12/2021 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20211112-0150583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **James Clay Money, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **William Michael McSurdy, a married man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17 and Carport 17A, on the Plan of Regency Park, of record in Plat Book 3700, Page(s) 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, and Book 11288, Page 513, said Register's Office.

Being the same property conveyed to James Clay Money, unmarried by Warranty Deed from Amy Diane Johnson and husband, Zachary S. Johnson and Gene Steven Johnson, married of record in Instrument No. 20170522-0050666 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 22, 2017.

Being also known as 626 Timber Lane 17, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

POSSESSION shall be given with deed.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 5 day of November, 2021.

James Clay Money

Emily Money, joins in this conveyance for the purpose of conveying any marital interest she may have in the above property

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, James Clay Money and Emily Money, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of November, 2021.

NOTARY PUBLIC

My commission expires: 10-26-25

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 600,000.00.

AFFIANT

Sworn to and subscribed to before me this 5th day of November, 2021.

NOTARY PUBLIC

My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11-5-21.

Affiant Signature

11-5-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of November, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

