Karen Johnson Davidson County
Batch# 758578 **DEEDWARR**
11/19/2021 02:49:25 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20211119-0154355

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $329,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of November, 2021.

NOTARY PUBLIC

My commission expires:

Return to: [illegible] Escrow, LLC
[illegible] Centre South
[illegible] 37212
GPMR 21 214

THIS NSTRUMENT PREPARED BY ~~& RETURN TO~~:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Shannon Maureen McNally (NAME)	Movement Mortgage (NAME)	085-13-0-039.00
214 Cliffdale Road (ADDRESS)	8024 Calvin Hall Rd. (ADDRESS)	
Mount Juliet, TN 37214	Indian Land, SC 29707	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael Whitlow and wife, Melinda Whitlow, as tenants by the entirety,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Shannon Maureen McNally, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Cliffdale of record in Plat Book 974, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 129 feet on the Southwesterly side of Cliffdale Road and runs back 202 feet on the Northwesterly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Michael Whitlow and wife, Melinda Whitlow, as tenants by the entirety, by Quitclaim Deed from Michael Whitlow of record in Instrument No. 20210208-0017973 Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 08, 2021.

This property is __unimproved _X_improved property known as: 214 Cliffdale Road, Mount Juliet, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of November, 2021.

Michael Whitlow

Melinda Whitlow

Melinda Whitlow

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Whitlow and Melinda Whitlow, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2021.

Notary Public
My Commission Expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY