WARRANTY DEED

Karen Johnson Davidson County
Batch# 767645 DEEDWARR
12/03/2021 03:44:42 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20211203-0161036

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abigail Rockey	new owner	Tax Map - Parcel 073-09-0-079.00
(NAME)	(NAME)	
2418 McGinnis Drive		11TH C.D.
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Mary Elizabeth Gammans,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ABIGAIL ROCKEY, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Gibson Heights, of record in Bok 1835, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Elizabeth Gammans, an unmarried woman by deed dated January 2, 2015 from Mary Elizabeth Gammans a/k/a Elizabeth Gammans as shown of record in Instrument #20150219-0014221, Register's Office for Davidson County, Tennessee. See also Instrument #20070620-0073688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 2418 McGinnis Dr., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RM-8-21-248

Witness my/our hands this the 30th day of NOV, 2021.

Mary Elizabeth Gammans

Mary Elizabeth Gammans

BY: Alice Carpenter

Alice Carpenter, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Alice Carpenter**, with whom I am personally acquainted, on behalf of Mary Elizabeth Gammans, and who acknowledged that he/she executed the same as the free act and deed of the said Mary Elizabeth Gammans, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Mary Elizabeth Gammans, and appearing of record in Instrument # 20211203-0161035, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 30th day of November, 2021.

Notary Public

My Commission Expires: 12/18/2022

File No.: 17192