Karen Johnson Davidson County
Batch# 791563 DEEDWARR
01/18/2022 10:40:16 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00
20220118-0006597

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No.: P21-4062-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ryan J. Dacus and Megan M. Dacus	Ryan J. Dacus and Megan M. Dacus	115-16-0-078.00
(NAME)	(NAME)	
146 Haverford Drive	146 Haverford Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville,TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EUGENE G. MULLOY, JR., married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN J. DACUS AND MEGAN M.DACUS, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 13 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Eugene G. Mulloy, Jr by Warranty Deed from Ryan J. Dacus and Megan M. Dacus of record in Instrument No. 20200428-0044168, Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on April 28, 2020.

This property is not now and has never been the residence of the Grantor and is not a marital asset.

This is improved ☒ property, known as 146 Haverford, Nashville, TN 37205
(House No.) (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.

Witness our hands this 14th day of January, 2022.

Eugene G. Mullcy, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene G. Mulloy, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 14th day of January, 2022.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE