Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT22010011

WARRANTY DEED

Karen Johnson Davidson County
Batch# 802920 DEEDWARR
02/09/2022 03:05:30 PM 2 pgs
Fees: $13.00 Taxes: $3,363.30

20220209-0015175

G-VRES-21-01306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $909,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alisha Mae Gallagher	JAM	
(NAME)	(NAME)	**083-09-0-069.00**
1306 Gartland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN L. SHIM, A SINGLE PERSON, AND ANNE E. DECHANT, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALISHA MAE GALLAGHER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, Being The West Half Of Lot No. 6 Of Block No. 2 In D. H. Bailey' s Subdivision Of A Part Of The Allison Property, A Plan Of Which Is Of Record In Book 161, Page 73, Register's Office For Davidson County, Tennessee. Said Part Of Lot No. 6 Fronts 50 Feet On The South Side Of Gartland Avenue And Runs Back Between Parallel Lines 160 Feet To An Alley.

Being the same property conveyed to Erin L. Shim and Anne E. Dechant, as joint tenants with right of survivorship by Warranty deed from Jimmy S. Bellar and wife, Kathy L. Bellar of record in Instrument No. 20101014-0082459 Register's Office for Davidson County, Tennessee, dated October 08, 2010 and recorded on October 14, 2010.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 73 and 74, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1306 Gartland Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF FEBRUARY, 2022.

Erin L. Shim by Margaret Means, Attorney in Fact

Erin L. Shim by Margaret Means,
Attorney in Fact

Anne E. Dechant by Margaret Means, Attorney in Fact

Anne E. Dechant by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ERIN L. SHIM AND ANNE E. DECHANT, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN L. SHIM AND ANNE E. DECHANT.

Witness my hand and official seal, this the 7th of February, 2022.

Logan C.E. Bell

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212