FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 830245 **DEEDWARR** 03/29/2022 09:21:20 AM 2 pgs Fees: $13.00 Taxes: $2,701.00 20220329-0035917	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **730,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/28/2022** Notary Public MY COMMISSION EXPIRES: 06.04.25 (AFFIX SEAL)

FAITH L. LOWE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Anne Duffy and Andrew Evans	NEW OWNER	**073-01-0-008.00**
(NAME) **2020 McGavock Pike**	(NAME)	
(ADDRESS) **Nashville, TN, 37216**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Julianna Carella, an unmarried woman** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE ANNE DUFFY, A MARRIED WOMAN, AND HUSBAND, ANDREW EVANS IS SIGNING TO PERFECT THE LIEN AGAINST THE SUBJECT PROPERTY** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 of Block "G" on the map of Country Club Estates, as of record in Book 843, Page 95, said Register's Office. Said Lot No. 10 fronts 100 feet on the easterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Julianna Carella, an unmarried woman by Deed dated November 8, 2019 from Jo Ellen Ingram and Calvin Ingram, wife and husband, recorded

November 14, 2019, in Instrument Number 20191114-0117373, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2020 McGavock Pike, Nashville, TN 37216**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **March, 2022**.

Julianna Carella

Julianna Carella

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Julianna Carella**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **March, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY