Karen Johnson Davidson County
Batch# 873860 DEEDWARR
06/17/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,048.80
20220617-0069894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 136 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Geraghty and Jocelyn Geraghty		130 09 0 120.00
(NAME) 1223 Nichol Lane	(NAME) Same as owner	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shirley Fincannon** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Brian Geraghty and Jocelyn Geraghty, husband and wife** (the "**Grantees**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, Being Lot No. 8 of Block 4, on the Map of Highlands of Bellemeade, as of record in Book 547, page 180, Register's Office for said County. Said Lot No. 8 fronts from 100 feet on the West side of Nichol Lane, formerly Midland Drive, and runs back between lines, 176.35 feet on the South line and 175.4 feet on the North line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Shirley Fincannon, by Warranty Deed from Ewell A. Conwell and wife, Rhona M. Conwell, of record in Book 3706, Page 144, in the Register's Office of Davidson County, Tennessee, dated April 01, 1964 and recorded on April 01, 1964.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1221 Nichol Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of May, 2022.

GRANTOR:

Shirley Fincannon

STATE OF TENNESSEE)

COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Shirley Fincannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25 day of May, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

TRUE COPY CERTIFICATION

I, Tifphany Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 25, 2022.

Signature
Date: May 25, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 25th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD