Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #22-1220

Karen Johnson Davidson County
Batch# 875679 DEEDWARR
06/22/2022 10:43:27 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220622-0070991

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lyndsay N. Murray-Mazany, married woman, (incorrectly conveyed in prior deed as Lindsay N. Murray-Mazany)** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Machele A. Dunn-Macdowell, Trustee of the Machele A. Dunn-Macdowell Living Trust Dated December 15, 2015**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 8 of Sevier Park, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140404-0028375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsay N. Murray-Mazany by deed from Kenneth Paul Clark, unmarried, dated October 18, 2019, of record in Inst. No. 20191021-0107784, Register's Office for Davidson County, Tennessee. The Grantor is now married; however, the subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1805 B Sevier Street, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Machele A. Dunn-MacDowell
1805 B Sevier Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
094-02-0B-008.00

WITNESS THE EXECUTION HEREOF this 16th day of June, 2022.

Lyndsay N. Murray-Mazany
Lyndsay N. Murray-Mazany

State of KANSAS
County of JOHNSON

On this 16th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lyndsay N. Murray-Mazany and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-06-2022

LOUIS G. VAN HORN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 11-06-2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 750,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of June, 2022.

Notary Public

My Commission Expires: _____

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024