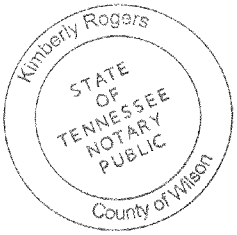
Karen Johnson Davidson County
Batch# 884315 DEEDWARR
07/05/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20220705-0077586

WARRANTY DEED



File No. JN-22-2689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 6/9/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katelyn McDonnell	Same Owner	
(NAME)	(NAME)	
108 Dellway Drive		060-15-0-066.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Seth Barrett Green, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katelyn Jeanne McDonnell, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. 255 on the Plan of Final Plan of Joywood Heights Section II of record in Plat Book 1130, Page (s) 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots No. 255 fronts 60 feet on the southerly side of Dellway Drive and runs back 161 feet in the westerly line and 171 feet on the easterly line to a dead line, measuring 60.9 feet thereon

Being the same property conveyed to Seth Barrett Green, unmarried by Warranty deed from Plummer Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140210-0011607 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 10, 2014.

This is property more commonly known as 108 Dellway Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 29th day of June, 2022.

Seth Barrett Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2022, before me personally appeared Seth Barrett Green, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of June, 2022.

Notary Signature
My commission expires: 09-22-2025

AUDREY LEIGH WOOLSEY
Notary Public, State of Texas
Comm. Expires 09-22-2025
Notary ID 133346048

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 30, 2022

Tracey Trumphour
Affiant
Date: 6-30-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30th day of June, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY