Karen Johnson Davidson County
Batch# 891878 DEEDWARR
07/21/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220721-0083559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 04-26-2025

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

MST 2022-0962

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luke Nelson	Same as New Owner	049-00-0-204.00
(NAME)	(NAME)	
577 Green Lane		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, WE, **Gabriel Savey Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke William Nelson, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the Southerly margin of Green Lane, said point being 566.73 feet from the intersection of the Southerly margin of Green Lane and the East margin of White's Creek Pike; thence with the Southerly margin of Green Lane North 77 degrees 38 minutes East 75 feet; thence South 21 degrees 52 minutes East 231.60 feet, thence South 43 degrees 30 minutes West 74.03 feet, thence North 21 degrees 52 minutes West 276.6 feet to the beginning.

Being the same property conveyed to Gabriel Savey Sr by Warranty deed from Terry M. Lee and wife, Sharon G. Lee of record in Instrument No. 20060503-0050957 Register's Office for Davidson County, Tennessee, dated April 17, 2006 and recorded on May 03, 2006.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7474, Page 599, in the Register's Office for Davidson County, Tennessee.

This property, known as 577 Green Lane, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 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 7 DAY OF July, 2022.

Gabriel Savey, Sr. by [signature] Attorney in fact

Gabriel Savey Sr. by Teaker M. Harris Sr., Attorney-in-Fact

STATE OF SC
COUNTY OF Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Teaker M. Harris Sr., Attorney-in-Fact for Gabriel Savey Sr.**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Gabriel Savey Sr., as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 7 day of July, 2022.

[signature]
Notary Public

My Commission Expires: 3/10/27

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027
(SEAL)

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 July 7, 2022.

Affiant Signature

July 7, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

7th day of July, 20 22.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON