Karen Johnson Davidson County
Batch# 899163 DEEDWARR
08/04/2022 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,413.40
20220804-0089008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:
10-2-2023
(AFFIX SEAL)

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-04650

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Michael Redding 610 Poplar Valley Ct Nashville, TN 37221	Robert Michael Redding 610 Poplar Valley Ct Nashville, TN 37221	141-06-0A-011.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Whitnell W. McMahan, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Michael Redding, Unmarried Man**, hereinafter called the Grantees, their successors 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. 20 on the Plan of Revised Section One, Poplar Ridge of record in Book 7900, Page 206, and corrected in Book 8292, Page 973 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Whitnell W. McMahan by Warranty Deed from Robert N. Winstead and wife, Amy H. Winstead of record in Book 10877, page 555, Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on April 07, 1998. (Value or consideration shown in aforementioned deed $139,500.00.).

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 610 Poplar Valley Ct, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of August, 2022

Whitnell W. McMahan

Whitnell W. McMahan

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Whitnell W. McMahan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 4th day of August, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit "A"

Being Lot No. 20 on the Plan of Revised Section One, Poplar Ridge Subdivision, as of record in Plat Book 7900, Page 206, and corrected in Book 8292, Page 973, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Whitnell W. McMahan, by Warranty Deed from Robert N. Winstead and wife, Amy H. Winstead of record in Book 10877, Page 555, in the Register's Office of Davidson County, Tennessee, dated March 27, 1998 and recorded on April 07, 1998.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on

8/4/22

GEORGE E. MUDTER, JR.
Dated 8/4/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/4/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

