Karen Johnson Davidson County
Batch# 907998 DEEDWARR
08/25/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220825-0095995

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/24/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4033

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Todd Bisson and Kelly Bisson	NEW OWNERS	061-04-0-050
4911 Log Cabin Road	4911 LOG CABIN ROAD	
Nashville, TN 37216	NASHVILLE TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Roy McGinty, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Bisson and Kelly Bisson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 20 on the Plan of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A.J. McGaughey's Second Maysboro Subdivision, not of record, described according to a survey made by S.R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

Beginning on the westerly margin of Log Cabin Road, as widened, formerly Fergusson Avenue, at a point 515.7 feet north of the northerly margin of Maysboro Road, said point being the corner of Lots Nos. 19 and 20; thence with the line between said two lots westwardly 207..3 feet to the easterly line of Lot No. 10; thence with the easterly line of Lots Nos. 10 and 9, northwardly 100.05 feet to the southwest corner of Lot No. 21; thence with the line between Lots Nos. 20 and 21 eastwardly 201.4 feet to the westerly margin of said Road; thence with said Road south-wardly 100 feet to the beginning.

Being the same property conveyed to Music City Financial, LLC, A Texas Limited Liability Company, by deed dated 12/29/2021, and recorded 01/10/2022, from St. Ann's Episcopal Church of Nashville, Tennessee, of record in Instrument Number 20220110-0002414 and being the same property conveyed to Roy McGinty, married, by deed dated 12/28/2021, and recorded 01/10/2022, from Music City Financial, LLC, A Texas Limited Liability Company, of record in Instrument Number 20220110-0002415, Register's Office for Davidson County, Tennessee.

The above described property was for investment purposes only and never having been the primary marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4911 Log Cabin Road Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 24, 2022.

Roy McGinty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Roy McGinty, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 24, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

File #: 2022-4033

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 24, 2022.

Date

Affiant Signature

8/25/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)