Karen Johnson Davidson County
Batch# 909267 DEEDWARR
08/29/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220829-0097127

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2022.

Notary Public
MY COMMISSION EXPIRES: 10/16/2024
File No. G22-16810

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kayla Jo Norem (NAME) 1309 Neelys Bend Circle (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	New Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	52-16-113

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Randy McIntosh, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kayla Jo Norem**, 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:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Neely's Bend Subdivision, Section One, of record in Plat Book 5210, Page 82, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Randy McIntosh, a married man by Deed dated August 16, 2021 from Meghan McPhillips, a single woman, recorded August 18, 2021, in Instrument Number 20210818-0111751, Register's Office of Davidson County, Tennessee. Randy McIntosh is now unmarried. Said proeprty was not marital residence.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1309 Neelys Bend Circle, Nashville, TN 37115.

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. Whenever 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 25th day of August, 2022.

Randy McIntosh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2022, before me personally appeared Randy McIntosh, 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 25th day of August, 2022.

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 8/25/2022.

Affiant Signature

8/26/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/26/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON