BOX 10-B

Karen Johnson Davidson County
Batch# 910731 **DEEDWARR**
08/31/2022 12:04:15 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220831-0098254

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW C. GILLIGAN, JR. AND KAREN L. GILLIGAN, TRUSTEES	**SAME**	**091-15-0-296.00**
(NAME) **3525 DEL MAR HEIGHTS RD. #268**	(NAME)	
(ADDRESS) **SAN DIEGO, CA 92130**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **I, MARTHA ROSE WEATHERS,*** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW C. GILLIGAN, JR. AND KAREN L. GILLIGAN, TRUSTEES OF THE GILLIGAN FAMILY TRUST U/A/D AUGUST 2, 2000,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *unmarried

Land in Davidson County, Tennessee, being Lot No. 802 in Block 36, as shown on the map entitled Plan of Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, page 103, 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 M. ROSE TANT, UNMARRIED, by deed from JONATHON MARK HALL ET UX LINDA R. HALL, of record in Book 7046, page 363, dated June 16, 1986, said Register's Office. Being further conveyed to MARTHA ROSE HALL AND HUSBAND, DONNY HALL, by quitclaim deed from M. ROSE TANT, UNMARRIED, of record in Instrument No. 20010719-0076820, dated July 9, 2001, said Register's Office. Being further conveyed to MARTHA ROSE HALL, by quitclaim deed from DONNY HALL, of record in Instrument No. 20071001-0116776, dated August 13, 2007, said Register's Office. Being further conveyed to MARTHA ROSE WEATHERS, UNMARRIED, by quitclaim deed from MARTHA ROSE HALL N/K/A MARTHA ROSE WEATHERS, UNMARRIED, of record in Instrument No. 20140124-0006832, dated January 15, 2014, said Register's Office

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, Page 103, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **4901 NEVADA AVE., NASHVILLE, TN 37209**
(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 hand this 30th day of August, 2022.

Martha Rose Weathers

MARTHA ROSE WEATHERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Rose Weathers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of August, 2022.

My Commission expires: **March 3, 2026**

Lee A. Cohen

Notary Public

