WARRANTY DEED

Karen Johnson Davidson County
Batch# 922004 **DEEDWARR**
09/27/2022 02:36:19 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220927-0106966

Y-ZTRE-22-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2022.

S. Denise Woods
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Owen	Legacy Home Loans	
(NAME)	(NAME)	
407 Linda Ln	4004 Hillsboro Pike, Ste 216B	**042-16-0-131.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DEBORAH O. PACE N/K/A DEBORAH O. MASSEY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN OWEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 30 on the Plan of Map of Blair Heights, Section Six of record in Plat Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 126 feet on the South side of Linda Lane and runs back between lines, 330.3 feet on the East line and 251.13 feet on the West line to a dead line in the rear, which is a broken line, measuring 153.72 feet thereon.

Being the same property conveyed to William Edgar Neeley and wife, Neva Ward Neeley by Deed from Spring Hill Cemetery Company of record in Book 4297, page 241, Register's Office for Davidson County, Tennessee, dated December 17, 1968 and recorded on December 31, 1968.

Said William Edgar Neeley became deceased on April 13, 2001, vesting Neva Ward Neeley as surviving tenant. Said Neva Ward Neeley became deceased on October 30, 2008, leaving Last Will and Testament filed for Probate in Docket No.08P-1950, Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Deborah O. Pace by Warranty deed from Gary W. Neeley and Norman Douglas Neeley of record in Instrument No. 20110504-0034272 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 04, 2011.

Deborah O. Pace having since married and is now known as Deborah O. Massey. Subject property having never been her primary or marital resident.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- The Plan, with Owner's Certificate, of record in Book 2331, page 98, said Register's Office, which Plan shows a 110 foot minimum building setback line from Linda Lane, a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 by 20 foot utility anchor easement located on the northwesterly front corner of said Lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5327, page 801, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 Linda Ln, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 26th DAY OF SEPTEMBER, 2022.

Deborah O. Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH O. MASSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

