Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

NAME AND ADDRESS OF NEW OWNER(S):
Kevin C. McGann and Meredith M. McGann
4814 E. Longdale Drive
Nashville, TN 37211

PREPARED BY:
Tom Reed, Attorney
1535 W. Northfield Blvd. Suite 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 925055 **DEEDWARR**
10/04/2022 11:49:21 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00



20221004-0109433

WARRANTY DEED

(Parcel ID: 14705006100)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Nathan Queen and wife, Joy Queen,** has this day bargained and sold, and by these presents does transfer and convey unto **Kevin C. McGann and Meredith M. McGann, husband and wife** their successors and assigns, that certain tract of land located and situated in Rutherford County, Tennessee, and more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 141, on the Plan of Section One Revised, Caldwell Hall, of record in Book 2900, Pages 57, 58, and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Queen, a single man, by Warranty Deed, from Adam W. Smith, unmarried, and Dee Anna Smith, married, recorded on June 25th, 2015, in Instrument No. 20150625-0061387, Register's Office of Davidson County, Tennessee.

Subject to any and all encumbrances of record including but not limited to all matters affecting the property as shown in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee.

Joy Queen, wife of Nathan Queen, joins in this conveyance for the purpose of evidencing her consent hereto and releasing any and all rights she may have in said property including, but not limited to, her marital rights.

This is improved property is known as 4814 E. Longdale Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, its successors and assigns in fee simple forever.

Grantor covenant that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear, and unencumbered, except for 2022 real property taxes, which taxes have been prorated between the parties herein and the Grantor having paid her prorated share unto the grantee; and Grantor will

forever warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this the 30 day of September, 2022.

By: _____
Nathan Queen

By: _____
Joy Queen

STATE OF TENNESSEE)
:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nathan Queen and wife, Joy Queen,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they he executed the foregoing instrument (Warranty Deed), for the purposes therein contained

WITNESS MY HAND AND SEAL, this 29th day of September, 2022.

THOMAS L. REED, JR. STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public

My Commission Expires: 12/21/2023

AFFIANT

I do hereby swear or affirm that the actual consideration for this transfer is $580,000.00

_____
Affiant

Sworn to and subscribed before me this 29th day of September, 2022.

THOMAS L. REED, JR. STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 12/21/2023