WARRANTY DEED

Karen Johnson Davidson County
Batch# 947189 DEEDWARR
12/05/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20221205-0126480

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$360,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF December, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 081
Daren Searcy	Legacy Home Loans	GROUP 03 0
Sara McNutt	Steadfast Mortgage	PARCEL 145.00
1110 Kellow Street	1036 Stearman Dr	
Nashville, Tennessee 37208	Ste 6	
	White House TN 37188	

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, we,

Dale Hire, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daren Searcy, a married person and Sara McNutt, a single person

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 the westerly 45 feet of Lots Nos. 25 & 26 on the Plan of the Subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plat Book 1, Page 84, Chancery Court at Nashville, and Book 57, Page 26, Register's Office for Davidson County.

Said part of Lots Nos. 25 & 26 fronts 45 feet on the northerly side of Kellow Street, and runs back between parallel lines and with the easterly margin of Middle Street 100 feet to the southerly line of Lot No. 27.

Being the same property conveyed to Dale Hire by Quitclaim Deed from Les Lazarus, dated October 10, 2019 and filed of record October 17, 2019 in Instrument No. 20191017-0106533, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1110 Kellow Street, Nashville, Tennessee 37208.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 2nd day of December, 2022.

Dale Hire

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Pam Autry,** 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 this the 2nd day of December, 2022.

Affiant Signature
Date 12/02/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

