Karen Johnson Davidson County
Batch# 950402 DEEDWARR
12/12/2022 12:27:30 PM 2 pgs
Fees: $13.00 Taxes: $3,126.50
20221212-0128919

(1)

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $845,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 2022.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

2022-319

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jason R. Begue and Pamela Begue	NEW OWNER	
4529 Shys Hill Road		131-11-0-004.00
Nashville, TN, 37215		

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, we

Sky Gallegos and Donald Underwood aka Donald Edward Underwood, II, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jason R. Begue and Pamela Begue, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 254.58 feet on the broken Southwesterly margin of Shy's Hill Road and extends back 270.0 feet on the Northwesterly line and 157.00 feet on the Southeasterly line to a dead lie in the rear, measuring 205.0 feet.

Being the same property conveyed to Sky Gallegos, an unmarried woman by Warranty Deed from James Russo and Katherine Russo, husband and wife of record in Instrument No. 20150313-0021733 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 13, 2015.

Being the same property conveyed to Sky Gallegos, a single woman and Donald Underwood, a single man as tenants in common with rights of survivorship by Quitclaim Deed from Sky Gallegos, a single woman of record in Instrument No. 20160808-0082149 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 08, 2016.

Donald Underwood and Donald Edward Underwood, II being one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4529 Shys Hill Road, Nashville, TN 37215.**

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 our hands this 8th day of December, 2022.

Sky Gallegos

Donald Underwood aka Donald Edward Underwood, II

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sky Gallegos and Donald Underwood, with whom I am personally acquainted (or 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 and official seal at Gulfport, Mississippi, this 8th day of December, 2022.

Notary Public
My Commission Expires:

HARRISON COUNTY * STATE OF MISSISSIPPI * HUNTER DAY NOTARY PUBLIC ID No. 158160 My Comm. Expires Sept. 10, 2023

I Lisa Allard, 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 December 9, 2022.

Lisa Allard, Affiant December 9, 2022

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 9, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024