(D)

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meagan T. Egan	Old Hickory Credit Union	096-13-0-009.00
(NAME) 2710 Wellman Drive	(NAME) PO Box 140478	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 951296 **DEEDWARR**
12/14/2022 08:14:01 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20221214-0129441

FOR AND 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, **Emalie Love Dockery, married (f/k/a Emalie L. Egan, unmarried),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meagan T. Egan and wife, Elizabeth L. Egan,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS ANDASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 99.3 feet on the north side of Wellman Drive and runs back 175 feet on the easterly line and 169.2 feet on the westerly line, to a dead line at the rear, measuring 43 feet thereon.

BEING the same property conveyed to William V. Egan and wife, Emalie L. Egan, by Warranty Deed from Glen S. Glasgow and wife, Dana J. Glasgow, dated May 24, 1974, of record in Book 4821, page 130, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Emalie L. Egan by Quitclaim Deed from William V. Egan, dated July 19, 1990, of record in Book 8171, page 805, Register's Office for Davidson County, Tennessee. Said property has never been the residence, marital or otherwise, of said Grantor.

unimproved ☐

This is improved ☑ property, known as 2710 Wellman Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 18; restrictions of record in Book 2928, page 445 and Book 11421, page 498; all of record in the Register's Office for Davidson County, Tennessee.

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 9th day of December, 2022.

Emalie Love Dockery by Andrew Nathan Egan,
Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Andrew Nathan Egan as Attorney in Fact for Emalie Love Dockery, with whom I am personally acquainted, (or proved to me on the basis of satisfactoryevidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of December, 2022.

Notary Public
My Commission Expires: _____

File No.: 36760

