(1)

Karen Johnson Davidson County Batch# 969521 DEEDWARR 02/10/2023 02:32:30 PM 4 pgs Fees: $23.00 Taxes: $1,572.50 20230210-0009994	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $425,000.00 Affiant Subscribed and sworn to before me, this 10th day of February, 2023. Notary Public My commission expires:_____
(Notary Stamp)	

RUSSELL J. MCCANN NOTARY PUBLIC TENNESSEE My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Colleen McGarry and Hannah Sasscer	**New Owner**	**133-07-0-282.00**
241 Nunley Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Wallace A. Quillen and Ann T. Quillen, husband and wife, and IRA Innovations, LLC F/B/O Wallace Quillen IRA #2102494

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colleen McGarry and Hannah Sasscer, as tenants in common with rights of survivorship

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 Lot No. 120 on the Plan of Valley View Meadows, Section Three of record in Book 3700, Page 93, 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. 121 fronts 80 feet on the northerly side of Nunley Drive and runs back 235.21 feet on the westerly line and 264.88 feet on the easterly line to a dead line on which it measures 85.33 feet.

Being the same property conveyed to Wallace A. Quillen and Ann T. Quillen, as joint tenants with right of survivorship, as to a thirty (30%) percent undivided interest, and IRA Innovations LLC F/B/O Wallace Quillen IRA #2102494, as to a seventy (70%) percent undivided interest, by Warranty Deed from Sullivan F. Marsden, dated July 30, 2015, of record in Instrument No. 20150730-0075391, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Book 3673, Page 439, amended in Book 3770, Page 214, Book 4065, Page 227 and Book 4082, Page 106, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 241 Nunley Drive, Nashville, TN 37211.

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 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/our hand(s) this 10th day of February, 2023.

Wallace A. Quillen

Ann T. Quillen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Wallace A. Quillen and Ann T. Quillen, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of February, 2023.

Notary Public My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

IRA Innovations LLC F/B/O Wallace Quillen IRA #2102494
By : C. Michael Todd, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, C. Michael Todd, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of IRA Innovations LLC F/B/O Wallace Quillen IRA #2102494, (Grantor) that he executed this instrument in the name of Grantor for the purposes therein contained.

Witness my hand, at office, this _____ day of February, 2023.

Notary Public My commission expires: _____

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **23-25**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Wesley Blow, 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 February 10, 2023.

Date

Wesley Blow

Affiant Signature

2-10-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of February, 2023.

Shannon R Richardson

Notary's Signature

My Commission Expires: 3/17/2024

Date

Notary's Seal (if on paper)

