Karen Johnson Davidson County
Batch# 972778 DEEDWARR
02/21/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230221-0012262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Barbara Parrish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

KRISTEN M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-05504

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Musick 3258 McGavock Pike Nashville, TN 37214	NEW OWNER	084 12 0 098.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald J. Hargrove, a unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan Musick, a single man**, hereinafter called the Grantees, their successors 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. 20, on the Plan of Lincoya Hills, of record in Book 1835, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Donald J. Hargrove, by Warranty Deed from Arden D. Bowman, Jr. and wife, Janetta R. Bowman, of record in Instrument No. 20091030-0100171, in the Register's Office of Davidson County, Tennessee, dated October 19, 2009, and recorded on October 30, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3258 McGavock Pike, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of February, 2023

Donald J. Hargrove

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donald J. Hargrove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 21st day of February, 2023.

Notary Public

My Commission Expires: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, BARBARA PARRISH *(custodian's name)*, 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 21, 2023 *(date of document)*.

Barbara Parrish
Custodian's Signature

2/21/2023
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21st day of February, 2023

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/31/2026