39B

Karen Johnson Davidson County
Batch# 981772 DEEDWARR
03/17/2023 09:44:46 AM 2 pgs
Fees: $13.00 Taxes: $1,875.90
20230317-0019346

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Timothy Gollins
4129 Kinley Ct
Nashville, Tennessee 37221

SEND TAX BILL TO:
Same as Mortgagee

MORTGAGEE:
LendSure Mortgage Corp
15253 Avenue of Science
San Diego, CA 92128

MAP	**141-6**
GROUP	**C**
PARCEL	**111.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sean Conway and Darci M. Conway, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Timothy Gollins, single man and Marisa McNally, single woman, as joint tenants with right 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. 104 on the Plan of Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of the record in Plat at Instrument No. 20090205-0009854, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of property.

Being the same property conveyed to Sean Conway , a single man by deed from Benjamin Schumacher and wife, Kayla J. Schumacher of record in Instrument no. 201170911-0093037, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **4129 Kinley Ct, Nashville, Tennessee 37221.**

*Darci M. Conway, spouse of Sean Conway, hereby joins in this conveyance, transferring all her right, title and interest in said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **7th** day of **March, 2023.**

Sean Conway

Darci M. Conway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sean Conway and Darci M. Conway, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of March, 2023.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $507,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of March, 2023.

NOTARY PUBLIC
My Commission Expires: 9/2/2024

ANGELA K. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON