Karen Johnson Davidson County
Batch# 987939 DEEDWARR
04/03/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20230403-0024196

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $332,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2023.

Megan Paulus
Notary Public
My commission expires: 11/2/26

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Noah McCartney **Madison McCartney**	Neighborhood Loans	**05309009500**
907 Tamarack N	1333 Butterfield Rd, Ste 600	
Madison, TN 37115	Downers Grove, IL 60515	

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,

Roberto Galvan, unmarried man

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

Noah McCartney and Madison McCartney, husband and wife

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. 59B, Zone Lot Division, Lots 58-62, Kimbolton, Phase II, of record in Plat Book 6900, Page 794, as amended in Book 6900, Page 899, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Roberto Galvan, by Quitclaim Deed from Alicia Galvan, married, dated December 14, 2021, of record in Instrument No. 20221223-0170115, in the Register's Office for Davidson County, Tennessee. See prior deed of record as 20041021-0126865 and Final order of divorce of record as 20121128-0109088.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 907 Tamarack N, Madison, TN 37115.

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 in 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.

Roberto Galvan Date: 03/31/23
Roberto Galvan

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Roberto Galvan, the within named Grantor(s), 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, at office, this 31st day of March, 2023.

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

K. Kina Scott
NOTARY PUBLIC

My Commission Expires: 11.22.2023

True Copy Certification

I, **Kaz Arbogast,** 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 this the 31st day of March, 2023.

Affiant Signature
Date 03/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 11/2/26

