WARRANTY DEED

Karen Johnson Davidson County
Batch# 990525 DEEDWARR
04/11/2023 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230411-0026362

File No. EY-23-4151

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 7-4-20

(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexus McNeil	**New Owner**	
(NAME) 135 Heritage Trace Drive	(NAME)	042-11-0B-030.00-CO
(ADDRESS) Nashville, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/we, **Michael VanHooser, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexus McNeil, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 135, Heritage Village Condominiums Tract, as shown on plat of record in Plat Book 4460, page 110, and in Master Deed of record in Book 4758, pages 179, amended 4808, Page 829 and Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287; Book 9654, page 906 and Instrument 20040804-0093767, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael VanHooser, a single person by Warranty deed from Shemica C. Keeton, a single woman of record in Instrument No. 20210302-0026985 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 02, 2021.

This is property more commonly known as 135 Heritage Trace Drive, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, 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/our hand this 10th day of April, 2023.

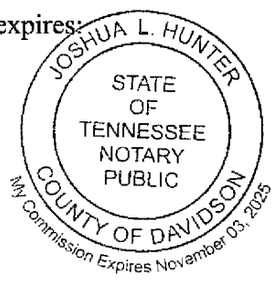
Michael VanHooser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2023, before me personally appeared Michael VanHooser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-10-23.

Affiant Signature

4-10-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of April, 2023.

Notary Signature

My Commission Expires: 05/09/2026

