Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000 00

Affiant

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

Notary Public
MY COMMISSION EXPIRES _____
File No 23-18383

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2024

Karen Johnson Davidson County
Batch# 990559 DEEDWARR
04/11/2023 11 51 50 AM 2 pgs
Fees $13 00 Taxes $1,813 00
20230411-0026402

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Derick Hall and Shannon Baker	New Owner	73-16-040 00
(NAME)	(NAME)	
2423 Cabin Hill Rd		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Paul Stephen Gaffney and Caitlin Gaffney, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derick Hall, unmarried, and Shannon Baker, unmarried, 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

Being Lot No 20 on the Plat of Sunset View, Section 3 of record in Plat Book 2663, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property previously conveyed to Paul Stephen Gaffney, unmarried and Elizabeth Wilkinson Gaffney, married as tenants in common with rights of survivorship by Warranty Deed dated March 29, 2018 from Karen Nelson, a single person, recorded April 3, 2018, in Instrument Number 20180403-0031062, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Paul Stephen Gaffney and Caitlin Gaffney, husband and wife as joint tenants in common with rights of survivorship by Quitclaim Deed dated March 5, 2021 from Paul Stephn Gaffney, a married man who aquired title as an unmarried man and Elizabeth Wilkinson Gaffney, marred as tenants in common with rights of survivorship, recorded October 26, 2021, in Instrument Number 20211026-0143782, in the Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 2423 Cabin Hill Rd, 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 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 Whenever 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 April, 2023

Paul Stephen Gaffney

Caitlin Gaffney

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of April, 2023, before me personally appeared Paul Stephen Gaffney and Caitlin Gaffney, 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: 6/7/25

PRESTON D MATTHEWS · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires

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PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066