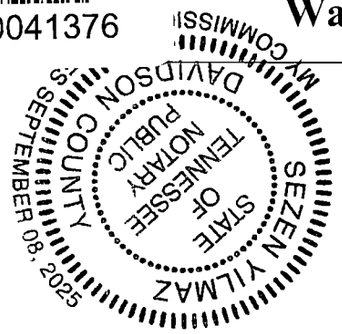
Karen Johnson Davidson County
Batch# 1009935 DEEDWARR
06/01/2023 11:51 22 AM 2 pgs
Fees. $13 00 Taxes $3,681.50

20230601-0041376

Prepared by:
Record and Return To
Chapman and Rosenthal Title Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

Warranty Deed



	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $995,000.00 Affiant Subscribed and sworn to before me, this the 30th day of May, 2023 Notary Public My commission expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Casey Callahan Amber Callahan	New Owner(s)	117-07-0A-172 00
2178 Golf Club Ln		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES MICHAEL DENSON AND HARRY M. DENSON, JR., CO-EXECUTORS OF THE ESTATE OF ANN S. DENSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY CALLAHAN, AND AMBER CALLAHAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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(s) 172, as shown on the map entitled GLOUCESTER SQUARE, of record in Plat Book 4460, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to HARRY M. DENSON AND WIFE, ANN S. DENSON, by deed from RONALD L. HUFF AND WIFE, DONNA F. HUFF, of record in Book 5734, page 47 , dated April 16, 1981, said Register's Office.

HARRY M DENSON conveyed his interest to ANN S. DENSON by quitclaim deed of record in Book 7024, page 723, dated October 27, 1986, said Register's Office.

HARRY M DENSON died on or about February 6, 2003 ANN S DENSON died on or about June 30, 2022 Her Last Will and Testament, being filed in the Probate Court for Davidson County, Tennessee, under Case No. 22P1438, directed that the subject property be administered as part of her estate, under the control of the Co-Executors JAMES MICHAEL DENSON and HARRY M. DENSON, JR.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2178 Golf Club Lane, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2023

The Estate of Ann S. Denson

By: _____ Co-Executor
James Michael Denson, Co-Executor

By. _____, Co-Executor
Harry M. Denson, Jr., Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Michael Denson and Harry M. Denson, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of The Estate of Ann S. Denson, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2023.

_____
Notary Public

My Commission Expires: 3-3-26

J BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026