This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0090

Karen Johnson Davidson County
Batch# 1018248 DEEDWARR
06/23/2023 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230623-0047824

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $270,000.00.

Sworn to and subscribed before me this 16 day of June, 2023.

Affiant

Michelle Martin
Notary Public 9.21.26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Michael Alan McGinnis, et al 849 W. Eastland Ave Nashville, TN 37206	NEW OWNER	082-08-0-410.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 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, **Richard D. Hester, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Alan McGinnis, unmarried and Citlaly Gomez, unmarried, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Richmond Annex of record in Plat Book 3842, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Hester, unmarried by Quitclaim deed from Ray W. Hester of record in Instrument No. 20121228-0119855 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on December 28, 2012.

This is unimproved property known as **849 W. Eastland Ave, Nashville, TN 37206.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 16th day of June, 2023.

Richard D. Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard D. Hester, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this16th day of June, 2023.

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-16-23.

Affiant Signature

6-23-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY