1 Davidson County
Batch# 1021300 DEEDWARR
06/30/2023 12 24 08 PM 2 pgs
Fees $13 00 Taxes $2,682 50
20230630-0050169

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $725,000.00.

Affiant

Subscribed and sworn before me this the 29 day of June, 2023

Notary Public
My commission expires

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information:
Amy Galyon 1204 B Ardee Ave Nashville, TN 37216	New Owner	061-15-0C-002 00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MINDY MCGRATH, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMY GALYON, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows·

Land in Davidson County, Tennessee, being Unit B of The Cottages of Ardee Avenue, "a/k/a Unit B Horizontal Property Regime of 1204 Ardee Avenue", a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The Cottages of Ardee Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No 20150807-0078840, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages of Ardee Avenue, a Horizontal Property regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No 20150807-0078840, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as through copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Mindy McGrath, single woman, by Warranty Deed dated 05/26/2022, from Brian George and Ashley George f/k/a Ashley Roark, husband and wife, of record in Instrument No 20220601-0063279, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1204 B Ardee Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of June, 2023

Mindy McGrath
Mindy McGrath

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mindy McGrath, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 28th day of June, 2023

My commission expires
NOV 22 2025

Gary Goldsmith
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Gary Goldsmith, Notary Public
Montgomery County
My commission expires November 22, 2025
Commission number 1060061
Member, Pennsylvania Association of Notaries