Name and Address of New Owner:
Michael McGinniss and Citlaly Gomez
2806 Georgia Ave
Nashville, TN 37209
Send Tax Bills To:
New Owners

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1022496 DEEDWARR
07/05/2023 09:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,374.55
20230705-0051193

Map & Parcel No: 092-10-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua W. Neal and Nicole Neal, husband and wife and Genevieve Essossimna Kpakpayi Djergon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael McGinniss, a single man, and Citlaly Gomez, a single woman, tenants in common with right of survivorship,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of I.L. Pendletons Subdivision of The Steger Home Place, of record in Plat Book 421, Page 106, 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 Joshua W. Neal and Nicole Neal, husband and wife, and Genevieve Essossimna Kpakpayi Djergou, by Warranty deed from Crystal A. Martin, an unmarried woman, of record in Instrument No. 20180904-0087204 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

Power of Attorney recorded in Instrument Number 20230627-0048952, Register's Office for Davidson County, Tennessee.

This is improved property known as 2806 Georgia Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2023.

_____(SEAL)
Joshua W. Neal

_____(SEAL)
Nicole Neal

_____(SEAL)
Genevieve Essossimna Kpakpayi Djergon by
Nicole Neal, Attorney-In-Fact

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 Joshua W. Neal, Nicole Neal, and Genevieve Essossimna Kpakpayi Djergon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2023.

_____
Notary Public
My commission expires:

Next Page

202307050051193

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2023.

_____(SEAL)
Joshua W. Neal

_____(SEAL)
Nicole Neal

Genevieve Essossimna Kpakpayi Djergon by Nicole Neal, Attorney-in-fact (SEAL)
Genevieve Essossimna Kpakpayi Djergon by
Nicole Neal, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CLM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua W. Neal, Nicole Neal, and Genevieve Essossimna Kpakpayi Djergon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

_____
Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson CLM)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $371,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of June, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

_____
Notary Public
My commission expires:_____

File No. GNT-23-2750

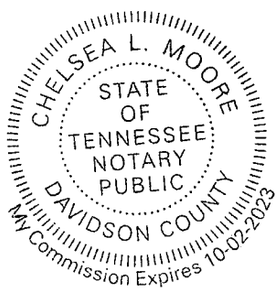
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of June 2023, before me personally appeared **Nicole Neal** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Genevieve Essossimna Kpakpayi Djergon,** and acknowledged that he executed the same as the free act and deed of the said **Genevieve Essossimna Kpakpayi Djergon**

Witness my hand and official seal at office at Brentwood, Tennessee, this the 14th day of June 2023

My commission expires:

Notary Public



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 6-14-23.

Affiant Signature

6-22-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY