Karen Johnson Davidson County
Batch# 1024525 DEEDWARR
07/10/2023 02 21 03 PM 2 pgs
Fees $13 00 Taxes $2,016 50
20230710-0052634

Warranty Deed

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $545,000.00 Affiant Subscribed and sworn to before me, this the 5th day of July, 2023 Notary Public My commission expires

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: C-BR-23-4905

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Whitney Williams and Arol Ordaz Castro	Same as new owner	061-04-0-053 00
4905 Log Cabin Road		
Nashville, TN 37216		

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, **PATRICK JOSEPH HORIGAN AND KATHERINE HORIGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITNEY WILLIAMS AND AROL ORDAZ CASTRO**, wife and husband, 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 No. 17 on the map of Marina C McGaughey's 2nd Subdivision of Part of Tract No. 4 of McGaughey's 2nd Hayesboro Subdivision, not of record, and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows

Beginning at a point in the Westerly margin of Log Cabin Road, formerly Ferguson Avenue, as now widened, at the common corner of Lots 16 and 17; thence with the line between said lots Westerly 225.1 feet to a point; thence Northerly 100 05 feet to the common corner of Lots 17 and 18; thence with the line between said lots Easterly 219 2 feet to the Westerly margin of said Log Cabin Road, as now widened, thence with the margin of the same Southerly 100 feet to the beginning.

Being the same property conveyed to Patrick Joseph Horigan and Katherine Horigan, husband and wife by Warranty deed from Kenneth B. Bonifay, an unmarried man of record in Instrument No. 20160520-0050714 Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 20, 2016.

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 4905 Log Cabin Road, Nashville, TN 37216, 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 5th day of July, 2023.

Patrick ~~Joseph~~ Horigan PJH

Katherine Horigan

STATE OF ~~TENNESSEE~~ CO
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick ~~Joseph~~ Horigan and Katherine Horigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~5th day~~ 30th of ~~July~~ JUNE, 2023.

Notary Public

My Commission Expires: 6/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024