WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027939 DEEDWARR
07/19/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230719-0055387

File #23-PA-1025-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Njyhalo Pavati and Madi Gillespie	**United Wholesale Mortgage**	
(NAME)	(NAME)	**041 12 0 122.00**
1025 Westchester Drive	**PO Box 202028**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Florence, SC 29502**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER MACLACHLAN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NJYHALO PAVATI, A SINGLE PERSON AND MADI GILLESPIE, A SINGLE PERSON, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 136, on the Map of Section One, Kemper Heights, as of record in Plat Book 2331, Page 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 fronts 75 feet on the Southerly side of Westchester Drive, and runs back 222.2 feet on the Westerly line and 224.0 feet on the Easterly line to a dead line in the rear measuring 75.5 feet thereon.

Being the same property conveyed to Christopher Maclachlan, unmarried, by Warranty Deed from Joyce E. Pickering, a widow, of record in Instrument No. 20180326-0028229, in the Register's Office of Davidson County, Tennessee, dated March 20, 2018 and recorded on March 26, 2018.

This conveyance is subject to:
*2023 property taxes and subsequent years.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Kemper Heights, as recorded in Plat Book 2331, Page(s) 65 and 66.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 459.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1025 Westchester Drive, Madison, TN 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 12th day of July, 2023.

Christopher Maclachlan By Loy Carney, Attorney In Fact

Christopher Maclachlan by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Christopher MacLachlan, and acknowledged that he executed the same as the free act and deed of the said Christopher MacLachlan.

Witness my hand, at office, this 12th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOSEPH E. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Britney Garner 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 true and exact copy of the original document executed and authenticated according to law on 7/12/23 (date of document).

Affiant Signature

7/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of July, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025