Return To

LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

Prepared By & ~~Return To:~~
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2694

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2023

Notary Public

Commission Expires: 3.24.2027

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1028449 DEEDWARR
07/19/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230719-0055707

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith McCarthy and Keeling Baird 304 Whitman Court Nolensville, TN 37135	New Owner	186 04 0A 227.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dana Gleason and Scott Wadstrom, wife and husband,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith A. McCarthy, as to a Twenty Five Percent (25%) undivided interest and Keeling Baird, as to a Seventy Five Percent (75%) undivided interest, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 404, on the plan of Final Plat, Burkitt Place, Phase 2D, Section 3, of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed by Warranty Deed from Shaun D. Roberts and Kara J. Roberts, husband and wife to Dana Gleason, a single woman and Scott Wadstrom, a single man, recorded August 7, 2018, as Instrument No. 20180807-0077738 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $421,000.00.

Commonly Known As: 304 Whitman Court, Nolensville, TN 37135

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 304 Whitman Court, Nolensville, TN 37135

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 17th day of July, 2023.

Dana Gleason

Scott Wadstrom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of July, 2023, before me personally appeared Dana Gleason and Scott Wadstrom to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2023.

Notary Signature
My commission expires: 9/28/26



I, Emily Prophet, 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 7-17-23 (date of document).

E Prophet

Affiant Signature

7-19-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of JULY, 2023.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

