WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032742 **DEEDWARR**
07/31/2023 02:22:34 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20230731-0058947

File #23-PA-2736-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires March 21, 2024

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)
Gillian Brennan and Trent Norton	~~**New Owner**~~ Capstar Bank	
(NAME)	(NAME)	
2736 Bobby Avenue	2002 Richard Jones Rd. Ste 300A	**073 01 0 115.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37215	
(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, **MELODIE A. MOON AND RYAN C. CALLAHAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GILLIAN BRENNAN AND TRENT NORTON, WIFE AND HUSBAND** 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. 51 on the map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the Southerly margin of Bobby Avenue at a point 1025 feet, more or less, East of the Easterly margin of Cooper Lane, said point being the corner of Lots 50 and 51; thence with the line between said two lots Southwardly 140 feet; thence Eastwardly 75 feet to the corner of lots 51 and 52; thence with the line between said two lots Northwardly 140 feet to the Southerly margin of Bobby Avenue; thence with said Avenue Westwardly 75 feet to the beginning.

Being the same property conveyed to Melodie A. Moon and Ryan C. Callahan, wife and husband, by Warranty Deed from MC2 Group, Inc., a Tennessee corporation, of record in Instrument No. 20190926-0097787, in the Register's Office of Davidson County, Tennessee, dated September 20, 2019 and recorded on September 26, 2019.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2736 Bobby Avenue, 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 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 28th day of July, 2023.

Melodie A. Moon

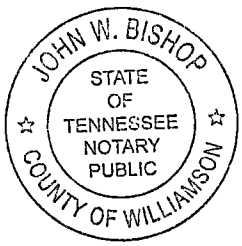
Ryan C. Callahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Melodie A. Moon, 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 28th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Ryan C. Callahan, 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 28th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
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Nashville, TN 37204