Karen Johnson Davidson County
Batch# 1039384 DEEDWARR
08/17/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20230817-0064163

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3113

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Bridget A McMahon
Affiant

GLENN WELLS
NOTARY PUBLIC #19110014
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 19, 2023

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15 day of August, 2023

Notary Public

Commission Expires: 11/19/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Doris C. Lopez 2150 Nashboro Boulevard Nashville, TN 37217	New Owner	135 12 0B 007.00

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,

Bridget Adele McMahon, an unmarried woman

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

Doris C. Lopez, a single woman

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 Unit and Lot No. 7, as shown on a plan entitled "Horizontal Property Regime Private Element Plat, Nashboro Village-Tract 7", of record in Plat Book 11700, pages 49 and 50. Register's Office for Davidson County, Tennessee, which is hereby referenced for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Robbie Patterson, an unmarried man to Bridget Adele McMahon, an unmarried woman, dated January 16, 2018 and recorded January 18, 2018, as Instrument No. 20180118-0005307 in Davidson County, Tennessee Register of Deeds.

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: 2150 Nashboro Boulevard, Nashville, TN 37217

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 15 day of August, 2023.

Bridget A McMahon

Bridget Adele McMahon

STATE OF WA
COUNTY OF King

On this 15 day of August, 2023, before me personally appeared Bridget Adele McMahon, 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 15 day of August, 2023.

Notary Signature
My commission expires: 11/19/2023

GLENN WELLS
NOTARY PUBLIC #19110014
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 19, 2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 15, 23 (date of document).

Jennifer L. Pennell

Aug. 17, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of Aug, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

