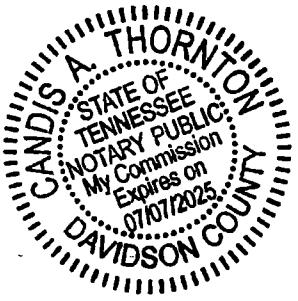
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 7-7-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1054817 DEEDWARR
09/27/2023 02 46 47 PM 2 pgs
Fees $13 00 Taxes $980 50

20230927-0075955

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mitchel Simmons	Same as new owners	073-11-0-118.00
(NAME)	(NAME)	
2310 Tally Green Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I/we ***Stacey Rene Vick, an unmarried woman, (formerly Stacey Rene McGrath)***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Mitchel Simmons, an unmarried man and Scott Duncan, an unmarried man, as tenants in common***, hereinafter called the GRANTEE(S) his/her/their 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(s) 2A, as shown on the map entitled Zone Lot Division of Lots 2,3,6 & 7, Tally Green, of record in Plat Book 6250, Page 73, amended in Plat Book 6250, Page 954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Stacey Rene McGrath and Andrew Ryan McGrath, wife and husband by Warranty Deed from Iris D. Rivers, unmarried, dated 09/25/2019, of record in Instrument 20190930-0099073, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Stacey Rene McGrath, an unmarried woman, by Quitclaim Deed from Andrew Ryan McGrath, an unmarried man, dated 02/16/2022, of record in Instrument 20220321-0031924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 2310 Tally Green Court, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2120453
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-23-2310

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 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), his/her/their 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

Effective the 21 day of September, 2023.

Stacey Rene Vick

State of Tennessee
County of Tipton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey Rene Vick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21 day of September, 2023.

Notary Public:
My Commission Expires: Nov. 13, 2023

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp November 13, 2023
COUNTY OF SHELBY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122