Karen Johnson Davidson County
Batch# 1058564 DEEDWARR
10/06/2023 01 41 42 PM 2 pgs
Fees $13 00 Taxes $1,868 50

20231006-0078915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of October, 2023

(Affix Seal) Notary Public

My Commission Expires

HILLARY MONROE SMITH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-02-2024

2023-09-1201

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tara Gibson 1102 Smokewood Way Nashville, TN 37221	NEW OWNER	Map/Parcel 156-05-0A-046.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew D. McEvoy and Amy E. McEvoy, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Tara Gibson, an unmarried woman**, hereinafter called the GRANTEE, her heirs 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 Unit No. 46 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Velander and Magda Velander, husband and wife by Warranty deed from Danco Development Inc of record in Instrument No. 20140801-0069219 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on August 01, 2014.

Being the same property conveyed to Peter L. Velander, married by Quitclaim deed from Peter Velander and Magda Velander, husband and wife of record in Instrument No. 20180316-0025195 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on March 16, 2018.

Being the same property conveyed to Matthew D. McEvoy and Amy E. McEvoy, husband and wife by Warranty deed from Peter L. Velander, married of record in Instrument No. 20220127-0009961 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on January 27, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien now due and payable but not yet delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1102 Smokewood Way, Nashville, TN 37221 .

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, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the ____ day of October, 2023:

Matthew D. McEvoy

Amy E. McEvoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4 day of October, 2023, before me personally appeared Matthew D. McEvoy and Amy E. McEvoy, 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 4 day of October, 2023.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
KATHLEEN HALE MCCLELLAN
WILLIAMSON COUNTY
My Commission Expires 11-16-2024