Karen Johnson Davidson County
Batch# 1063012 DEEDWARR
10/19/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20231019-0082168

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-09-614
Parcel ID: 082 04 0 127.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Susannah Winspear Hallagan and Max Daniel Lingo 1017 North 6th Street, Nashville, TN 37207	Same as New Owner	Map/Parcel 082 04 0 127.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nathan L. McCoy and Melissa C. McCoy, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Susannah Winspear Hallagan, unmarried and Max Daniel Lingo, unmarried** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 1017 North 6th Street, Nashville, TN 37207 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 146, as shown on the map entitled Wills, Sharpe and Crutcher's Addition, of record in Plat Book 57, Page 82, 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 Nathan L. McCoy and Melissa C. McCoy, husband and wife, by Quitclaim Deed from Melissa C. McCoy, married, of record in Instrument No. 20200902-0099737, in the Register's Office of Davidson County, Tennessee, dated August 21, 2020 and recorded on September 02, 2020.

Being the same property conveyed to Melissa Ann Cormack, Unmarried Woman, by Warranty Deed from Ernest McClain, Married, and Michael Grant, Married, of record in Instrument No. 20140826-0077887, in the Register's Office of Davidson County, Tennessee, dated August 22, 2014 and recorded on August 26, 2014.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 19th day of October, 2023.

Nathan L. McCoy

Melissa C. McCoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2023, before me personally appeared Nathan L. McCoy and Melissa C. McCoy, husband and wife, 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 19th day of October, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 680,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of October, 2023

Notary Public
My commission expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd *(custodian's name)*, 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 October 19, 2023. *(date of document)*.

Melanie Judd
Custodian's Signature

10/19/2023
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of October 2023.

Notary Public

MY COMMISSION EXPIRES: 06.14.25