Karen Johnson Davidson County
Batch# 1064534 DEEDWARR
10/24/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,120.10
20231024-0083366

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-2123-KS

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $573,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2023.

Notary Public
My Commission Expires: _____

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caroline West 3824 Burrus Street Nashville, TN 37216	~~New Owner~~ (2) Liberty Federal Credit Union 4401 Theater Drive Evansville, IN 47715	061 14 0 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brock D. Gleeson and Amber M. McGinnis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Caroline P. West, a single woman**, hereinafter called the Grantee, her 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 the South 65 feet of the West 175 feet of Lot No. 66 on the Map of Subdivision of Maplewood Home Tract (incorrectly referred to as Maplewood Heights on the previous deed) as of record in Plat Book 421, Page 174, Register's Office of Davidson County, Tennessee and being known as Lot No. 3 on the unrecorded map of the Rooney E. Warren lots and shown on a survey made September 24, 1949 by Ralph W. E. Lambert, Surveyor, as follows:

Said part of Lot No. 66 which is Lot No. 3 fronts 65 feet on the East side of Burrus Street and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Amber M. McGinnis and Brock D. Gleeson, wife and husband, by Warranty Deed from Michael W. O'Neill, a married man, of record in Instrument No. 20220302-0023539, in the Register's Office of Davidson County, Tennessee, dated February 17, 2022 and recorded on March 02, 2022.

Being the same property conveyed to Michael W. O'Neill, by Warranty Deed from Jeffrey Thomas Drury, as residual devisee under the last will and testament of Faye Evelyn Drury, of record in Instrument No. 20200714-0076706, in the Register's Office of Davidson County, Tennessee, dated July 10, 2020 and recorded on July 14, 2020.

This is improved property located at: **3824 Burrus Street, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2023.

GRANTOR:

Brock D. Gleeson

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brock D. Gleeson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of October, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of October, 2023.

GRANTOR:

Amber M. McGinnis

STATE OF Wyoming
COUNTY OF Teton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amber M. McGinnis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11 day of October, 2023.

Notary Public
My Commission expires: May 15, 2025

CHRISTOPHER S. LEIGH – NOTARY PUBLIC
COUNTY OF TETON
STATE OF WYOMING
My Commission Expires May 15, 2025

True Copy Certification

I, Yvette Meldrum, 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 13, 2023.

Signature
October 13, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 13, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025