WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/26/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/9/2026

Karen Johnson Davidson County
Batch# 1065511 **DEEDWARR**
10/27/2023 10:03:19 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60

20231027-0084119

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2023-4330

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Barbara A. McGinty and Kevin G. McGinty	CMG Mortgage, Inc. dba CMG Home Loans	096-11-0-126.00
614 Truxton Drive	3160 Crow Canyon Rd, Ste. 400	
Nashville, TN 37214	San Ramon, CA 94583	

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,

Michael Stephen Owensby and wife, Patricia Ann Owensby

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin G. McGinty and Barbara A. McGinty, husband and wife.

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 57 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County

Said Lot No. 57 fronts 75 feet on the West side of Truxton Drive, and extends back between parallel lines, 150 feet to a deed line

Being the same property conveyed to Michael Stephen Owensby and wife, Patricia Ann Owensby by Warranty deed from Benford L. Aday and wife, Ruth G. Aday of record in Book 5825, page 599, Register's Office for Davidson County, Tennessee, dated November 30, 1981 and recorded on December 01, 1981.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3300, Page 38, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Restrictive Covenants contained in instrument of record in Book 3341, Page 265, Register's Office for Davidson County, Tennessee; 3) Sewer Easement of record in Book 3351, Page 595, said Register's Office. 4) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 614 Truxton Drive Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on October 26, 2023.

Michael Stephen Owensby

Patricia Ann Owensby

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Michael Stephen Owensby and Patricia Ann Owensby, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 26, 2023.

Notary Public

My Commission Expires: 8/8/2027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 2023-4330