Karen Johnson Davidson County
Batch# 1068535 DEEDWARR
11/03/2023 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,172.90
20231103-0086366

RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Sumner) The actual consideration for this transfer or value of property transferred (whichever is greater) is $317,000.00. Affiant Sworn to and subscribed before me this 1st day of November, 2023. Notary Public My Commission Expires: 9/27/24
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Pabel N. Vergara 416 McDonald Dr Nashville, TN 37217	New Owner(s)	120 05 0 153.00

THIS GENERAL WARRANTY DEED is made and effective as of the 1st day of November, 2023 (the "***Effective Date***"), by and between:

CHARLES LOUIS DONNELY ("***Grantor***"); and

PABEL N. VERGARA, A MARRIED MAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

LAND in Davidson County, Tennessee, being Lot No. 421 on the Plan of Glengarry Park, Section IV, as shown on plat of record in Plat Book 2900, Page 72, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles E. Donnelly, Jr. by Quitclaim Deed from Lee A. Cohen, Trustee, and in the same instrument conveyed to Lee A. Cohen, Trustee from Charles E. Donnelly, Jr., unmarried and Charles Louis Donnelly, married, dated 5/7/2013 and recorded 5/8/2013 in Instrument No. 20130508-0046607, Register's Office for Davidson County, Tennessee. The said Charles E. Donnelly, Jr. died intestate on May 8, 2022. According to probate documents filed in Docket No. 22P-1150 filed in the Seventh Circuit Court for Davidson County, Tennessee, his son Charles Louis Donnelly is his only heir-at-law. See Affidavits of Heirship of record in Instrument No. 20231031-0085173 **and Instrument No.** 20231031-0085174 **Register's Office for Davidson County, Tennessee.**

BEING the same property previously conveyed to Charles E. Donnelly, Jr. and Charles Louis Donnelly, as tenants in common with right of survivorship, by Quitclaim Deed from Lee A. Cohen, Trustee, and in the same instrument conveyed to Lee A. Cohen, Trustee from Charles E. Donnelly, Jr., unmarried, dated 10/18/2011 and recorded 10/19/2011 in Instrument No. 20111019-0081471, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Alice L. Donnelly and Charles E. Donnelly, Jr., as Joint Tenants with the Right of Survivorship, by Quitclaim Deed from Alice L. Donnelly, unmarried, dated 3/10/2005 and recorded 3/11/2005 in Instrument No. 20050311-0027195, Register's Office for Davidson County, Tennessee. The said Alice L. Donnelly is reported to have died on February 6, 2011, leaving the property vested solely in Charles E. Donnelly, Jr.

BEING the same property previously conveyed to Charles Edward Donnelly and wife, Alice L. Donnelly by Warranty Deed from Hallmark Construction Company, a Tennessee corporation, dated 11/21/1960 and recorded 12/6/1960 in Book 3162, Page 603, Register's Office for Davidson County, Tennessee. The said Charles Edward Donnelly (aka Charles Edward Donnelly, Sr.) is reported to have died on February 12, 1994, leaving the property vested solely in Alice L. Donnelly.
This is improved property commonly known as 416 McDonald Dr, Nashville, TN 37217.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glengarry Park, Section Four, as recorded in Plat Book 2900, Page(s) 72.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3031, Page 42.

4. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4161, Page 841.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Charles Louis Donnelly

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CHARLES LOUIS DONNELLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2023.

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 02/24/2024

Certificate of Authenticity

I, **Brenda Huntsman**, 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 11/1/23.

Date

Brenda Huntsman

Affiant Signature

11/3/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of November, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

