Karen Johnson
Batch # 1086025
12/27/2023 01:59:32 PM
Fees: $13.00 Taxes: $2,405.00
Davidson County
DEEDWARR
2 pgs
20231227-0099450

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary Lindsey P.O. Box 2038 Poulsbo, WA 98370	NEW OWNER

TAX MAP PARCEL NUMBERS: 11704029200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dustin Conway and Kerry Anne Conway, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Lindsey,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dustin Conway, an unmarried man and Robert Conway, Jr., a married man by Warranty Deed from Ashley C. Dugger, unmarried, dated April 29, 2016 and recorded on May 2, 2016 of record in Instrument No. 20160502-0042938, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 11, 2021 recorded on February 5, 2021, of record in Instrument No. 20210205-0017119, corrected by Scrivener's Affidavit of record in Instrument No. 20210408-0046856, said Register's Office, subject property was conveyed to Dustin Conway and Kerry Anne Conway, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan of record in Book 332, page 10, said Register's Office.

This is improved property, known as 1521 Kirkwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21 day of December, 2023.

Dustin Conway

Kerry Anne Conway

State of Tennessee

County of Davidson

On this 21 day of December, 2023, before me the undersigned authority, personally appeared Dustin Conway and Kerry Anne Conway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this 21 day of December, 2023.

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary

My Commission Expires: _____