Karen Johnson Davidson County
Batch# 1090899 DEEDWARR
01/11/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240111-0002573

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 231246463** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $399,900.00.<br><br>Daniel Thompson<br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of January, 2024.<br><br>Notary Public<br>My Commission Expires: |

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Margaret Jean McDonald and Ryan Francis McDonald<br>670 Huntington Parkway<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>161 06 0 065.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan B. Warren, an unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Jean McDonald and Ryan Francis McDonald, wife and husband,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section One, Huntington Park, of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan B. Warren, an unmarried man, by Warranty Deed from Dani R. Heileman, an unmarried woman, of record in Instrument No. 20200611-0059995, in the Register's Office of Davidson County, Tennessee, dated June 10, 2020 and recorded on June 11, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Huntington Park, as recorded in Plat Book 4175, Page 10.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4225, Page 778.

Easement for Transmission Line, recorded in Book 2335, Page 221 and Book 2338, Page 222.

Easement for Right-of-Way, recorded in Book 5753, Page 913.

This is improved property located at 670 Huntington Parkway Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantors warrant that this instrument is effective as of the 10th day of January, 2024.

Ryan B. Warren

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan B. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

**Tennessee Certification of Electronic Document**

I, Mary Kathryne Lawson 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 01/10/2024 (date of document).

Affiant Signature

01/10/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County