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*

Karen Johnson Davidson County
Batch# 1093860 DEEDWARR
01/25/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,230.10
20240125-0004894

Ivey Title, LLC Ref: (DL) Title No.: 63497
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan Gene Hemby 3302 Trevor Street Nashville, TN 37209	Legacy Home Loans dba Steadfast Mortgage 1036 Stearman Dr., Ste. 6 White House, TN 37188

TAX MAP PARCEL NUMBERS: 092094K00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$873,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Conor Francis McDermott, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Gene Hemby, an unmarried man,** 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 Unit 3302 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Trevor Homes II, of record in Inst. No. 20160608-0058008, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Conor Francis McDermott, an unmarried man, by Warranty Deed from Valu, LLC, a Tennessee limited liability company, dated April 17, 2020 and recorded on April 23, 2020, of record in Inst. No. 20200423-0042536, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20160608-0058008, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record Inst. No. 20160608-0058008, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3302 Trevor Street, Nashville, TN 37209

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 23rd day of January, 2024.

Conor Francis McDermott

State of Tennessee

County of Davidson

On this 23rd day of January, 2024, before me the undersigned authority, personally appeared Conor Francis McDermott, 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.

Notary

My Commission Expires:

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

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: $873,000.00.

Affiant

Sworn and subscribed before me this 23rd day of January, 2024.

Notary

My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of January, 2024.

Affiant Signature
Date 1/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027