Karen Johnson Davidson County
Batch# 1097690 DEEDWARR
02/05/2024 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20240205-0007756

WARRANTY DEED

2024-01-1428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Karla K. Lilley

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 day of February, 2024.

STATE OF TENNESSEE NOTARY PUBLIC

(Affix Seal) Notary Public

My Commission Expires: COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hailee Erin McDonald and Bradley McDonald 672 Flintlock Court Nashville, TN 37217	Novas Home Mortgage a division of Ixonia Bank 20225 Water Tower Blvd Ste. 400 Brookfield, WI 53045	Map/Parcel 135-16-0B-134.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jana Speck, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Hailee Erin McDonald, an unmarried woman and Bradley McDonald, an unmarried man**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Certain property in Davidson County, TN described as Lot No. 134 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, TN together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village, Tract 11 recorded at Instrument No 20021120-0143949, said Register's Office and described in a Declaration of Covenants, Conditions and Restrictions as recorded in Book 4827 page 14 as amended in Book 5469 page 840 Book 7751 page 907 Instrument No 20021104-0134724 and Instrument No. 20030610-0080281 said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827 page 14 as amended in Book 5469 page 840 Book 7751 page 907 Instrument No 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office Davidson County, TN are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jana Speck, a single woman by Warranty Deed from Robert Lanie, unmarried of record in Instrument No. 20161114-0119809 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 672 Flintlock Court, Nashville, TN 37217.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

Effective the 1 day February, 2024.

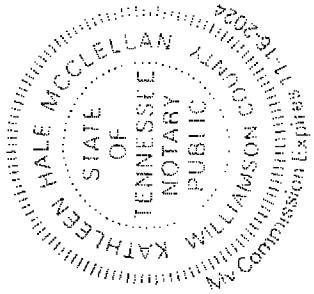
Jana Speck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1ST day of February, 2024, before me personally appeared Jana Speck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1ST day of February, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Feb 1, 2024 (date of document).

Affiant Signature

February 1, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 1 day of Feb, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25