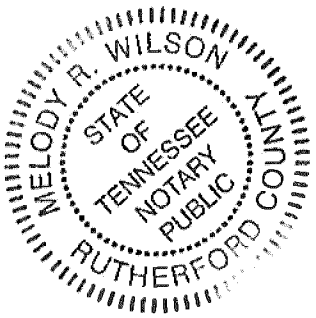
Karen Johnson Davidson County
Batch# 1107610 DEEDWARR
03/05/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240305-0015404




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2024

Notary Public

My Commission Expires: 1/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No.(s): |
|---|---|---|
| Leah Boone | NEW OWNER | 182-15-0B-247.00 CO |
| 3273 Longstalk Road | | |
| Antioch, TN 37013 | | |

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, we,

Bryan McGill and wife, Yvonne McGill

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leah Boone, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 247, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Bryan McGill and wife, Yvonne McGill by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated 7/16/2020 and recorded 7/21/2020 in Instrument No. 20200721-0080149, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20180608-0055284, as amended in Instrument No. 20190213-0013583 and Instrument No. 20230313-0018000, Register's Office for Davidson County, Tennessee; Stormwater Maintenance Agreement of record in Instrument No. 20180430-0040397, Register's Office for Davidson County, Tennessee.

The description of land conveyed is taken from the description of the property in the original deed to the Grantor, and without the benefit of a survey. The preparer of this deed makes not warranty, express or implied, regarding said description.

This is improved property known as 3273 Longstalk Road, Antioch, TN 37013

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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.

Witness my/our hand(s) this 4th day of March, 2024

Bryan McGill

Bryan McGill

Yvonne McGill

Yvonne McGill

STATE OF Virginia

COUNTY OF Loudoun

On this 4th day of March, 2024, before me personally appeared Bryan McGill and Yvonne McGill, 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 4th day of March, 2024.

Gloria Asare

Notary Signature

My commission expires: ~~9/21/2024~~ 12/31/2024

Registration No: 7901547

Electronic Notary Public




Notarized remotely online using communication technology via Proof.

# True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 March 4, 2024 (date of document).

Affiant Signature

3-5-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

