This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $547,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1110058 DEEDWARR
03/12/2024 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,023.90
20240312-0017006

Subscribed and sworn before me this the 8th day of March, 2024.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David McKinnon + JEREMY BROOKS MCKINNON 4813 Cape Hope Pass Nashville, TN 37076	THE CENTRAL TRUST BANK 2815 W TRUMAN BLVD JEFFERSON CITY, MO 65109	098-13-0A 022.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VICKIE LYNN DILLS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID MCKINNON AND JEREMY BROOKS MCKINNON, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee being Lot No. 22 on the Plan of New Hope Point, Phase One, Section Three of record in Book 9700, Page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vickie Lynn Dills, unmarried, by deed dated 10/17/2017, from Evagelia H. Georgiou, an unmarried person, of record in Instrument No. 20171020-0107716, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4813 Cape Hope Pass, Nashville, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of March, 2024.

Vickie Lynn Dills

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vickie Lynn Dills, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2024.

My commission expires:

9-7-26

Notary Public





Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 8, 2024** (date of document).

Affiant Signature

March 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25