Name and Address of New Owner:
Heather Donegan and Kristopher Donegan
29163 Jenry DR.
Nashville TN 37214.
Send Tax Bills To:
29163 Jenry DR
Nashville TN 37214.
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1120661 DEEDWARR
04/09/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.13
20240409-0025010

Map & Parcel No: 085-14-0B-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Travis Hailey and Lonnie Hailey, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heather Donegan and Kristopher Donegan, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Donelson Downs, a Planned Unit Development of record in Plat at Instrument No. 20190221-0015852, 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 Travis Hailey, a married man, as to a 50 percent undivided interest, and Lonnie Hailey, a married man, as to an undivided 50 percent interest, as joint tenants with full rights of survivorship, by Warranty Deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20191230-0134451 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 30, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of April, 2024.

_____(SEAL)
Travis Hailey

_____(SEAL)
Lonnie Hailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Travis Hailey and Lonnie Hailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of April, 2024.

STEVEN P DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/13/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $754,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: _____

TAHIRA J PYSZKA TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. GNT-24-3234

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 **04/05/24** (date of document).

Shannon O'Neill

04/05/2024

Date

State of Tennessee
County of **Davidson**

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

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

