Karen Johnson Davidson County
Batch# 1122892 DEEDWARR
04/15/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240415-0026786

381060

WARRANTY DEED

KATHY PRUIETT STATE OF TENNESSEE NOTARY PUBLIC HENRY COUNTY My Commission Expires 07-26-2027

File No. AD-24-6358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 07/26/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Megan McDonald and Elizabeth Rose Goddard	Legacy Home Loans	
(NAME)	(NAME)	
1515 Gartland Avenue	1036 Stearman Dr, Ste. 6	083-10-0-011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lynette K Robertson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Megan McDonald, unmarried, and Elizabeth Rose Goddard, unmarried, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 110 on the Plan of AVS Lindsley's 29 acre tract of record in Plat Book 57, Page 66, 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 Lynette K Robertson, unmarried by Deed from Jonathan B. Ertelt and wife, Bonnie Arant Ertelt of record in Book 11764, page 952, Register's Office for Davidson County, Tennessee, dated November 29, 1999 and recorded on December 02, 1999.

This is property more commonly known as 1515 Gartland Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, 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 this 12th day of April, 2024.

Lynette K. Robertson

STATE OF TENNESSEE
COUNTY OF WEAKLEY

On this 12th day of April, 2024, before me personally appeared Lynette K. Robertson, 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 ~~12~~ 11th day of April, 2024.

Notary Signature
My commission expires: 07/26/2027

KATHY PRUIETT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 07-26-2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/12/24 (date of document).

Affiant Signature

4/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027