WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132812 DEEDWARR
05/09/2024 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20240509-0034127

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-16-2024

(AFFIX SEAL)

JESSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura Lee Lamb	Wesley Mortgage, LLC	084-12-0-097.00
(NAME)	(NAME)	
3262 McGavock Pike	9009 Carothers Parkway Ste A-3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we William Galvin, an unmarried man and Michael E Galvin, a married man, as tenants in common with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Laura Lee Lamb, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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. 21, on the plan of Lincoya Hills Subdivision, as shown on the plat of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William Galvin and wife, Patricia Ann Galvin by Deed from Frank R. Dial and wife, Melanie Ann Dial, dated 09/02/1983, of record in Book 6129, Page 756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Galvin and further conveyed to Richard A. Northcutt, Trustee, by Trustee's Quitclaim Deed from Patricia Ann Galvin, dated 08/15/2006, of record in Instrument No. 20060816-0100791, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Galvin, unmarried, and Michael E. Galvin, married, as tenants in common with right of survivorship by Quitclaim Deed from William Galvin, unmarried, dated 03/21/2018, of record in Instrument No. 20180328-0028779, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of Michael E. Galvin.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3262 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 7th day of May, 2024.

William Galvin by William Joseph Galvin his atty in fact

William Galvin by William Joseph Galvin his atty in fact

See Attached

Michael E Galvin

State of Tennessee
County of Wilson

On this 7th day of May, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William Joseph Galvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of William Galvin, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No.: 202405090034126, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 7th day of May, 2024.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Alabama
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E Galvin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of May, 2024.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Effective the 7th day of May, 2024.

N/A
William Galvin by William Joseph Galvin his atty in fact

Michael E Galvin

State of Tennessee
County of Wilson

On this 7th day of May, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William Joseph Galvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of William Galvin, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No.: _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 7th day of May, 2024.

_____
Notary Public:
My Commission Expires: _____

State of Alabama
County of Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E Galvin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of May, 2024.

Odetta Woods Stutts
Notary Public:
My Commission Expires: March 2, 2026

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ODETTA WOODS STUTTS
NOTARY
PUBLIC
STATE OF ALABAMA

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 April 7, 2024.

Affiant
Date: 5/7/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7 day of May, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY