Karen Johnson Davidson County
Batch# 1134437 DEEDWARR
05/14/2024 09:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,563.25
20240514-0035324

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-24-2173

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of May, 2024

Notary Public

Commission Expires: 11/2/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Russ Keith Achzet, II and Virginia Literte Gealogo 7812 Heaton Way Nashville, TN 37211	NEW OWNER	173-09-0A-180.00-CO

WARRANTY DEED

FOR AND IN 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,

Sean Thomas McNally and Alyssa Ann McNally, husband and wife and Kevin T. Dixon, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russ Keith Achzet, II and Virginia Literte Gealogo, as joint tenants with rights of survivorship

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. 126 on the Plan of Phase "B" Lenox Village of record in Plat at Instrument No. 20031024-0157237, 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 Sean Thomas McNally and Alyssa Ann McNally, husband and wife and Kevin T. Dixon, a married man by Warranty Deed from Brandon J. Puckett and Kristin L. Puckett, husband and wife of record in Instrument No. 20160603-

0056207 Register's Office for Davidson County, Tennessee, dated June 1, 2016 and recorded on June 3, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7812 Heaton Way, Nashville, TN 37211

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 so 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.

Dated this the 9th day of May, 2024.

Sean Thomas McNally

Sean Thomas McNally

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of May, 2024, before me personally appeared Sean Thomas McNally, 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 9th day of May, 2024.

Yvonne Delores Williams

Notary Signature
My commission expires:

YVONNE DELORES WILLIAMS
Notary Public, State of New York
No. 01WI0021275
Qualified in Kings County
Commission Expires Feb. 20, 2028

Dated this the 09 day of May, 2024.

Alyssa Ann McNally

STATE OF New York
COUNTY OF Kings

On this 09 day of May, 2024, before me personally appeared Alyssa Ann McNally, 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 09 day of May, 2024.

ALBERT KHOO
Notary Public, State of New York
Reg. No. 01KH0014947
Qualified in New York County
Commission Expires: 10/26/2027

Notary Signature
My commission expires: 10/26/2027

Dated this the 10th day of May, 2024.

Kevin T. Dixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of May, 2024, before me personally appeared Kevin T. Dixon, 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 10th day of May, 2024.

Notary Signature
My commission expires:

Dated this the _____ day of May, 2024.

_____
Alyssa Ann McNally

STATE OF _____
COUNTY OF _____

On this _____ day of May, 2024, before me personally appeared Alyssa Ann McNally, 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 _____ day of May, 2024.

_____
Notary Signature
My commission expires:

Dated this the 10th day of May, 2024.

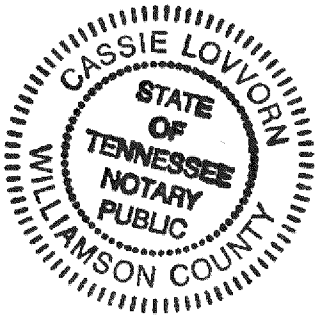
_____
Kevin T. Dixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of May, 2024, before me personally appeared Kevin T. Dixon, 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 10th day of May, 2024.

_____
Notary Signature
My commission expires: 2/17/27



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/13/2024 (date of document).

Affiant Signature

5/13/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

