Karen Johnson Davidson County
Batch# 1135451 DEEDWARR
05/15/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240515-0036050

WARRANTY DEED

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

LR-P-24-0706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank E. Neal, IV	New Owner	
(NAME) **2405 Dickerson Pike**	(NAME)	**115-07-0-038.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JEANETTE HIRSCHY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK E. NEAL, IV, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of Brook Meade, Section II of record in Plat Book 2133, Page 76, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 153.0 feet on the Easterly margin of Brook Hollow Road and extends back 326.0 feet on the Northerly line and 204.0 feet on the Southerly line to a dead line in the rear, measuring 196.4 feet thereon.

Being the same property conveyed to Mark A. Richard and Emily B. Richard, husband and wife by Warranty Deed from Ryan A. Wells and Laura E. Wells, husband and wife of record in Instrument No. 20041006-0120906 Register's Office for Davidson County, Tennessee, dated October 01, 2004 and recorded on October 06, 2004.

Being the same property conveyed to Mark Allen Richard by Quitclaim Deed from Emily Baker Richard of record in Instrument No. 20080226-0018756 Register's Office for Davidson County, Tennessee, dated February 19, 2008 and recorded on February 26, 2008 and corrected by Affidavit of Correction recorded on March 05, 2008 of record in Instrument No. 20080305-0022290.

Being the same property conveyed to Jeanette Hirschy by Warranty Deed from Mark Allen Richard, an unmarried person of record in Instrument No. 20240221-0011813 Register's Office for Davidson County, Tennessee, dated February 15, 2024 and recorded on February 21, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 76, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2204, Page 349 and Book 2881, Page 323, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **706 Brook Hollow Road, Nashville, Tennessee 37205**.

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), their heirs and 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), 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(s) this the 10 DAY OF MAY, 2024.

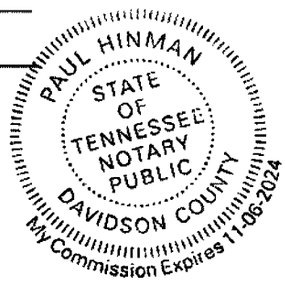
Jeanette Hirschy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 **May 10, 2024**.

Affiant Signature

May 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 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