PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1136081
05/16/2024 02:07:04 PM
Fees: $13.00 Taxes: $2,282.90

Davidson County
DEEDWARR
2 pgs

20240516-0036453

Ivey Title, LLC Ref: (DW) Title No.: 63635
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert McCauley Windom McCauley 322 Wauford Drive Nashville, TN 37211	Legacy Home Loans, LLC dba Steadfast Mortgage, ISAOA/ATIMA 1036 Stearman Drive; Ste 6 White House, TN 37188

TAX MAP PARCEL NUMBERS: 14705005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$617,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly Davis, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert McCauley and Windom McCauley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Caldwell Hall, Section One (Revised), of record in Book 2900, pages 57, 58 and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Davis, a single woman, by Warranty Deed from Bonnie Ann Tucker, a married woman, dated September 11, 2017 and recorded on September 12, 2017 of record in Instrument No. 20170912-0093371, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Grantor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 2900, pages 57, 58 and 59, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 322 Wauford Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2024.

Kelly Davis

Kelly Davis

State of Tennessee

County of Davidson

On this 15th day of May, 2024, before me the undersigned authority, personally appeared Kelly Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $617,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2024.

Margaret H Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024