Karen Johnson
Batch # 1136251
05/17/2024 09:54:04 AM
Fees: $13.00 Taxes: $1,787.10

Davidson County
DEEDWARR
2 pgs

20240517-0036719

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22685-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $483,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2024.

Notary Public
My Commission Expires: 10/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roger McGowan and Vieda McGowan 315 Raccoon Run Buda TX 78610	New Owner	061-14-0-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kristin Bargmann, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Roger McGowan and Vieda McGowan, husband and wife,** hereinafter called the Grantee(s), 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. 22 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, 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 all of the property conveyed to Kristin Bargmann, a married woman, by deed from Daniel Meigs, an unmarried man and Hannah Meigs, an unmarried woman, of record in Instrument No. 20171011-0104478, Register's Office for Davidson County, Tennessee, dated October 9, 2017 and recorded on October 11, 2017.

Dylan Robert Walshe hereby joins in this conveyance to relinquish all right, title and any interest he may have in the property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **1044 Horseshoe Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2024.

GRANTOR:

Kristin Bargmann

Dylan Robert Walshe

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Bargmann and Dylan Robert Walshe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15 day of May, 2024.

Notary Public
My Commission expires: 8/26/28

H JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Comm... 2028

H JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug 26, 2028