Karen Johnson
Batch # 1137646
05/21/2024 02:48:08 PM
Fees: $13.00 Taxes: $2,404.63
Davidson County
DEEDWARR
2 pgs
20240521-0037883

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $649,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2024.

Notary Public

My commission expires: 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Natalie McFall and Guy McFall	Guild Mortgage Company LLC	147-01-0-257.00
4808 East Longdale Drive	5887 Copley Drive	
Nashville, TN 37211	San Diego, CA 92111	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES W. MCDONALD AND ADELINE P. MCDONALD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIE MCFALL AND GUY MCFALL, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 179 on the Plan of Caldwell Hall, Section One of record in Plat Book 2900, Page (s) 57 through 59 inclusive, 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 James W. McDonald, a single man and Perrin A. Powers, a single woman, as joint tenants with right of survivorship by Warranty Deed from Paul T. Jones and Cameron L. Jones, husband and wife of record in Instrument No. 20180216-0015442 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 16, 2018.

Being the same property conveyed to James W. McDonald and Adeline P. McDonald, husband and wife by Quitclaim Deed from James W. McDonald and wife, Adeline P. McDonald fka Perrin A. Powers of record in Instrument No. 20201014-0119171 Register's Office for Davidson County, Tennessee, dated October 07, 2020 and recorded on October 14, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4808 East Longdale Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of May, 2024.

James W. McDonald

Adeline P. McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James W. McDonald and Adeline P. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of May, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026