Karen Johnson
Batch # 1138584
05/23/2024 09:50:43 AM
Fees: $13.00 Taxes: $2,664.00

Davidson County
DEEDWARR
2 pgs

20240523-0038424

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 22 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/2/24
(AFFIX SEAL)

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Rumbani Munthali and Ella Craig Munthali	SEND TAX BILLS TO: Rumbani Munthali and Ella Craig Munthali	MAP0PARCEL NO.(S) 173-10-0C-114.00-CO
(NAME) 273 Blackpool Drive	(NAME) 273 Blackpool Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Shannon McGrady-Thomas and Jeffrey Scott Thomas, wife and husband, as joint tenants with rights of survivorship, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Rumbani Munthali and Ella Craig Munthali, married to each other, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Phase Four, Delvin Downs of record in Instrument No. 20210203-0015652, 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 Shannon McGrady-Thomas and Jeffrey Scott Thomas, wife and husband, a joint tenants with rights of survivorship by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20211129-0157251 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 273 Blackpool Drive, Nashville, TN 37211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2024

Shannon McGrady-Thomas

Jeffrey Scott Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of May, 2024 before me personally appeared Shannon McGrady-Thomas and Jeffrey Scott Thomas, 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 17th day of May, 2024

Notary Signature
My commission expires: 6-16-26

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner