WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139030 DEEDWARR
05/24/2024 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20240524-0038650

File #2024-0129

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00.

Melissa D Yancey
Affiant

Subscribed and sworn to before me on May 23rd, 2024.

NOTARY PUBLIC
My Commission Expires: 1/11/26

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
Robert Fletcher McLean, II and Abigail McLean 336 Timberdale Court Nashville, TN 37211	Same as New Owner	147-05-0-240.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PATRICK E. DINGESS, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ROBERT FLETCHER MCLEAN, II AND WIFE, ABIGAIL MCLEAN**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100, as shown on the map entitled Section Four, Caldwell Country Estates, of record in Plat Book 2854, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICK E. DINGESS, AN UNMARRIED MAN, by Warranty Deed from GARY R. SEMANCHIK AND BROOKE S. SEMANCHIK, A/K/A HELEN BROOKE SEMANCHIK, HUSBAND AND WIFE, of record in Instrument No. 20170131-0010201, dated January 27, 2017, said Register's Office.

The undersigned, Kathryne Dingess, spouse of Patrick E. Dingess, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the

Grantor.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 336 Timberdale Court, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his 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.

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 our hands on May 23, 2024.

Grantor:

Patrick E. Dingess

Grantor:

Kathryne Dingess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **PATRICK E. DINGESS AND KATHRYNE DINGESS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2024.

My Commission Expires

Notary Public

My commission expires: January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, 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 23, 2024 (date of document).

Affiant Signature

May 23, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2024.

Melissa D. Harris
Notary's Signature

MY COMMISSION EXPIRES: 09/07/2026

NOTARY'S SEAL

