WARRANTY DEED

Karen Johnson Davidson County
Batch# 1140726 DEEDWARR
05/29/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240529-0039836

File No. BC-24-341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMMY L. CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin and Clare Whitney	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	
(NAME)	(NAME)	
309 Grace Street	P.O. Box 961292	082-07-0-347.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Fort Worth, TX 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HANNAH MCNEILL, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN WHITNEY AND CLARE WHITNEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of Resubdivision of part of a Unnumbered Tract Marked "Nave" as shown on the plan of East Nashville Real Estate Company's Plan of Lots in Book 57, Page 11, R.O.D.C., TN of record in Instrument No. 20200608-0058549 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah McNeil, a single woman by Warranty Deed from Charlotte Siegel and Adam Siegel, husband and wife of record in Instrument No. 20200618-0064027 Register's Office for Davidson County, Tennessee, dated June 9, 2020 and recorded on June 18, 2020.

This is property more commonly known as 309 Grace Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my hand this 24th day of May, 2024.

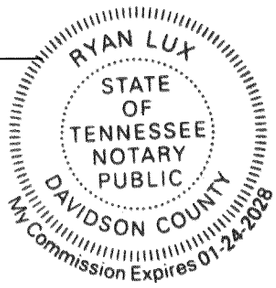
Hannah McNeill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2024, before me personally appeared Hannah McNeill, 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 24th day of May, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 24 day of May, 2024.

Tammy Carney
Affiant Signature
Date 5/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027