WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 10/4/2027
(Affix Seal)

Karen Johnson
Batch # 1140870
05/30/2024 10:07:28 AM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20240530-0040035

C24-065

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger McGowan and Vieda McGowan	NEW OWNER	
315 Raccoon Run		**081 - 07 - 0 - 486.00**
Buda, TX 78610		
(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,WE, **Dusty Seth O'Donnell and Spouse, Daniel Ryan O'Donnell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Roger McGowan and Vieda McGowan,Husband and Wife,**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1914 10th Ave N, Nashville, Nashville, TN 37208. Said property is being described as follows:

Certain real estate in Davidson County, Tennessee, as follows:

Being the Northerly 33 1/3 feet of Lot No. 20 in the Subdivision of Lot No. 2 of the Thomas Woodard Property, a plan of which subdivision is of record in Plan Book 2, Page 104, Chancery Court at Nashville, of Lot No. 20 fronts 33 1/3 feet of the Easterly side of 10th Avenue North, formerly Maple Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Dusty Seth O'Donnell and Spouse, Daniel Ryan O'Donnell by Warranty Deed from Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company dated 11/04/2020 and filed for record on 11/09/2020 of record in Instrument No. 20201109-0131099, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as 1914 10th Ave N, Nashville, TN 37208
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 15 day of May, 2024.

Dusty Seth O'Donnell

Daniel Ryan O'Donnell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dusty Seth O'Donnell and Daniel Ryan O'Donnell** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2024.

Commission Expires: 6-29-27

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY