Karen Johnson Davidson County
Batch# 1141394 DEEDWARR
06/03/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240603-0040773

WARRANTY DEED

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

File No. AD-24-6555

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Gardner Meazle and Aimee Meazle	CrossCountry Mortgage	
(NAME)	(NAME)	
1805 South Hamilton Road	190D Saundersville Road	080-04-0-035.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Hendersonville, TN 37075	
(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, **Carly A. Foley and William Foley, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackson Gardner Meazle and Aimee Meazle, 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. 7 on the Map of J. J. Pates Subdivision of Lots 9, 10, 11, 12, 20, 21, 22 and 23 of the Sheegogs Subdivision of record in Plat Book 843, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts fifty-four (54) feet eight (8) inches on the Northeasterly side of South Hamilton Road and runs back between parallel lines one hundred fifty eight (158) and nine (9) inches to the Southeasterly line of Lot No. 10.

Being the same property conveyed to Carly A. Miller, a single woman by Warranty Deed from Andrew Sohr, unmarried of record in Instrument No. 20150410-0031663 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on April 10, 2015.

Being the same property conveyed to Carly A. Foley and William Foley, wife and husband, as tenants by entirety by Quitclaim Deed from Carly A. Miller, a married woman of record in Instrument No. 20210709-0092962 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on July 09, 2021.

Subdivision name was incorrectly referenced in previous deed as Sheepdog, correct subdivision name is Sheegogs.

This is property more commonly known as 1805 South Hamilton Road, Nashville, TN 37218.

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/our hand this 30th day of May, 2024.

Carly A. Foley

William Foley by Carly A. Foley, Attorney-In-Fact

William Foley by Carly A. Foley,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me personally appeared Carly A. Foley, 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 30th day of May, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Carly A. Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for William Foley, and that this instrument was executed on behalf of the said William Foley for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202406030040772_____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 30th day of May, 2024.

Notary Public

My Commission Expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 30 day of May, 2024.

Affiant Signature

Date 5/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

