Karen Johnson Davidson County
Batch# 1142470 DEEDWARR
06/03/2024 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $3,411.40
20240603-0041340

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38172-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $922,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas Gallagher, Kae Gallagher 22 Foxhall Close Nashville, TN 37215	New Owners 22 Foxhall Close Nashville, TN 37215	Map and Parcel No.: 117090A02200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne Sims Haizlip and Wilson Sims Jr., as equal tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Gallagher and Kae Gallagher, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 22 Foxhall Close, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of May, 2024.

Suzanne Sims Haizlip by Gerald G. Patterson,
her attorney-in-fact

Wilson Sims Jr. by Gerald G. Patterson,
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Suzanne Sims Haizlip, and he is authorized by Suzanne Sims Haizlip to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of May, 2024.

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Wilson Sims Jr., and he is authorized by Wilson Sims Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of May, 2024.

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 22, on the Plan of FOXHALL CLOSE, A PLANNED RESIDENTIAL DEVELOPMENT, as of record in Book 4860, Page 46, as amended in Book 5005, Page 136, and as further amended in Book 5380, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilson Sims and wife, Linda B. Sims, by Warranty Deed from Harvey S. Wilks and wife, Linda H. Wilks, of record in Book 7870, Page 115, in the Register's Office of Davidson County, Tennessee, dated June 20, 1989 and recorded on June 21, 1989.

Being the same property conveyed to Wilson Sims as Trustee of The Wilson Sims Nashville Personal Residence Trust - 1998, by Quitclaim Deed from Wilson Sims of record in Book 10834, Page 374, in the Register's Office of Davidson County, Tennessee, dated February 23, 1998 and recorded on March 11, 1998.

Being the same property conveyed to Linda B. Sims as Trustee of The Linda B. Sims Nashville Personal Residence Trust - 1998, by Quitclaim Deed from Linda B. Sims of record in Book 10834, Page 376, in the Register's Office of Davidson County, Tennessee, dated February 23, 1998 and recorded on March 11, 1998.

Being the same property conveyed to James C. Gooch, by Quitclaim Deed from Wilson Sims and Linda B. Sims, of record in Book 10834, Page 378, in the Register's Office of Davidson County, Tennessee, dated February 23, 1998 and recorded on March 11, 1998.

Being the same property conveyed to Wilson Sims and wife, Linda B. Sims as tenants in common, by Quitclaim Deed from James C. Gooch, of record in Book 10834, Page 378, in the Register's Office of Davidson County, Tennessee, dated February 23, 1998 and recorded on March 11, 1998.

Being the same property conveyed to Wilson Sims and his wife, Linda B. Sims, as tenants by the entireties, by Quitclaim Deed from Wilson Sims, Linda B. Sims, and Wilson Sims, Jr. as successor Trustee of The Wilson Sims Nashville Personal Residence Trust - 1998, of record in Instrument No. 20200619-0064963, in the Register's Office of Davidson County, Tennessee, dated June 16, 2020 and recorded on June 19, 2020.

Being the same property conveyed to Wilson Sims and his wife, Linda B. Sims, as tenants by the entireties, by Quitclaim Deed to Create Tenancy by the Entireties from Wilson Sims, Linda B. Sims, and Wilson Sims, Jr. as successor Trustee of The Linda B. Sims Nashville Personal Residence Trust - 1998, of record in Instrument No. 20200619-0064964, in the Register's Office of Davidson County, Tennessee, dated June 16, 2020 and recorded on June 19, 2020.

Being the same property conveyed to Truxton Trust Company, Trustee of The Wilson and Linda Sims Community Property Trust, by Quitclaim Deed from Wilson Sims and Linda B. Sims, of record in Instrument No. 20210526-0071420, in the Register's Office of Davidson County, Tennessee, dated May 7, 2021 and recorded on May 26, 2021.

Being the same property conveyed to Suzanne Sims Haizlip and Wilson Sims, Jr., as equal tenants in common, by Trustee's Quitclaim Deed from Truxton Trust Company, as Trustee of the Wilson and Linda Sims Community Property Trust, of record in Instrument No. 20231218-0097238, in the Register's Office of Davidson County, Tennessee, dated December 18, 2023 and recorded on December 18, 2023.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOXHALL CLOSE, PLANNED RESIDENTIAL DEVELOPMENT, as recorded in Plat Book 4860, Page(s) 46 .
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4954, Page 586 as amended in Book 5832, Page 378; Book 5875, Page 873 and Book 8371, Page 444; as amended and restated in Instrument No. 20150226-0016797 as amended in Instrument No. 20171228-0132013 and Instrument No. 20230707-0052100.
5. Easement recorded in Book 5016, Page 553; Book 5016, Page 577 and Book 8371, Page 444.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6897, Page 51.
7. Order recorded in Book 6742, Page 468.
8. Easement for the flow of the waters of Sugartree Creek, and the rights of the public therein.
9. Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.
10. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Sugartree Creek.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/31/24 (date of document).

Affiant Signature

5/31/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY