Karen Johnson Davidson County
Batch# 1142562 DEEDWARR
06/04/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240604-0041472

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2024.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2024-910

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas C. Love	New Owner	
329 Dinwiddie Dr. Nashville, TN 37115		034-10-0-055.00

WARRANTY DEED

For and in 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

Robert Michael Mabary, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicholas C. Love, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Stanley Heights as of record in Book 3300, Page 74, amended in Book 3986, Page 917, Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Michael Mabary, single man by Warranty Deed from Brandon Adams, Trustee of The 329 Dinwiddie Dr Trust of record in Instrument No. 20220331-0037481 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 31, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is _x__ improved _____unimproved property and the address of the herein described property is believed to be 329 Dinwiddie Drive, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 30th day of May, 2024.

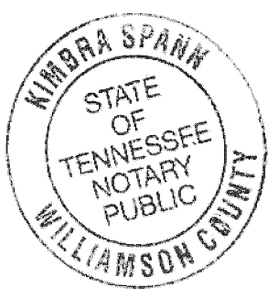
Robert Michael Mabary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2024, before me personally appeared Robert Michael Mabary, 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: 01/17/2027



Certificate of Authenticity

I, Joshua A. Terry, 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 5/30/2024.

Affiant Signature – Joshua A. Terry

6/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/3/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON