This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22754-RR

Karen Johnson Davidson County
Batch# 1148082 DEEDWARR
06/17/2024 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240617-0045250

STATE OF TENNESSEE
COUNTY OF Davidson

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2024.

Notary Public
My Commission Expires: 7/6/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Victoria Kieffer 685 Bristol Creek Drive Nashville, TN 37221	Bank of England P.O. Box 3490 Little Rock, AR 72203	142-07-0J-685.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Abbey McDowd and Seth Myrick, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Victoria Kieffer**, single woman hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property situated in Davidson County, Tennessee:

Unit 685, Lot 15 of the Bristol Creek Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20171228-0131735, as amended at Instrument Nos. 20180301-001944441 and 20190607-0054760, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Abbey McDowd, unmarried and Seth Myrick, unmarried, as joint tenants with right of survivorship by Warranty Deed from Kelli E. Bailey and Hunter M. Phelps, wife and husband of record in Instrument No. 20211028-0145035 Register's Office for Davidson County, Tennessee, dated October 28, 2021 and recorded on October 22, 2021.

This is improved property located at: **685 Bristol Creek Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

202406170045250

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2024.

GRANTOR:

Abbey McDowd

Abbey McDowd

Seth Myrick

Seth Myrick

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Abbey McDowd and Seth Myrick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202406170045250

Certificate of Authenticity

I, ALLISON TAYLOR, 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 _____.

Date

Affiant Signature

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)