Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1148554
06/18/2024 02:53:19 PM
Fees: $18.00 Taxes: $1,202.50

Davidson County
DEEDWARR 39-B
3 pgs 24-1126

20240618-0045952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan McDaniel, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Abigail L. Gillespie, unmarried and James Gillespie, married, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 63 of Horizontal Property Regime Private Element Plat of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's office for said county, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan McDaniel, by Quit Claim Deed from Melanie McDaniel, a married woman, dated March 07, 2023, and recorded March 14, 2023, in Instrument Number 202303140018519, Register's Office, Davidson County, Tennessee. Jonathan McDaniel is now married to Kerri Crawford who joins in this conveyance to convey any and all marital interest in subject property.

Being the same property conveyed to Melanie McDaniel, a married woman by Warranty Deed from Barbara Edwards, an unmarried woman, dated April 6, 2017, of record in Instrument No. 20170406-0033795, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3129 Harpeth Springs Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Abigail L Gillespie	PNC Bank, N.A.	141-06-0D-063.00
3129 Harpeth Springs Drive	PO Box 8800	
Nashville, TN 37221	Dayton, OH 45482-0340	

WITNESS THE EXECUTION HEREOF this 11th day of June, 2024.

Jonathan McDaniel

Kerri Crawford

State of Tennessee
County of Shelby

On this 11th day of June, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan McDaniel and Kerri Crawford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 6/2/25

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/2/2025

State of Tennessee
County of ~~Davidson~~ Shelby

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 325,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of June, 2024.

Notary Public

My Commission Expires: 6/2/25

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/2/2025

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 325,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of June, 2024.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN