WARRANTY DEED

(SEAL)

STATE OF ~~TENNESSEE~~ Pa. Philadelphia
COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 12-23-24

Commonwealth of Pennsylvania - Notary Seal
DEBRA J. POHL, Notary Public
Philadelphia County
My Commission Expires December 23, 2024
Commission Number 1130632

Karen Johnson Davidson County
Batch # 1149133 DEEDWARR
06/20/2024 11:05:46 AM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20240620-0046348

File #24-PA-0925-P

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Driscoll	~~New Owner~~ MOVEMENT MORTGAGE	
(NAME)	(NAME)	**083 01 0 129.00**
925 Granada Ave	8024 CALVIN HALL RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

POLLY A. PALMER, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KEVIN DRISCOLL, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 34, on the plan of W. H. HYRONEMUS ADDITION, as shown on plat of record in Plat Book 161, Page 174, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Polly A. Palmer, a single woman, by Warranty Deed from Margorie Boyd, unmarried, of record in Instrument No. 20180222-0017045, in the Register's Office of Davidson County, Tennessee, dated February 22, 2018 and recorded on February 22, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. H. HYRONEMUS ADDITION, as recorded in Plat Book 161, Page(s) 174.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **925 Granada Avenue, Nashville, TN 37206.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th day of June, 2024.

Polly A. Palmer

STATE OF Pa.
COUNTY OF Phila.

On this 14th day of June, 2024, before me personally appeared Polly A. Palmer, 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 14th day of June, 2024.

Notary Signature
My commission expires: 12.23.24

Commonwealth of Pennsylvania - Notary Seal
DEBRA J. POHL, Notary Public
Philadelphia County
My Commission Expires December 23, 2024
Commission Number 1130632

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-925