Karen Johnson Davidson County
Batch# 1149820 DEEDWARR
06/24/2024 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,349.32
20240624-0046855

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22799-RR

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $364,680.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2024.

Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy Alexander Dudley 2620 Woodyhill Drive Nashville, TN 37207	New Owner	071-04-0-026.00

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, **Reagin McNeill, Married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Alexander Dudley, single**, 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:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Joywood Heights Section II of record in Plat Book 1130, Page 92 and 93, in the 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 Reagin McNeill by Warranty Deed from Chris Leonard and Dawn Brimm-Leonard, husband and wife of record in Instrument No. 20190711-0067806 Register's Office for Davidson County, Tennessee, dated July 8, 2019 and recorded on July 11, 2019.

** Spouse, Rome McNeill, joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **2620 Woodyhill Drive, Nashville, TN 37207**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of June, 2024.

GRANTOR:

Reagin McNeill

Rome McNeill

STATE OF NEW HAMPSHIRE
COUNTY OF Cheshire

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reagin McNeill & Rome McNeill, 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 11 day of June, 2024.

Notary Public
My Commission expires: 8/26/2025

JESSICA N BEAMAN
Notary Public - New Hampshire
My Commission Expires Aug 26, 2025

202406240046855

Certificate of Authenticity

I, Danielle Watson, 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 6/12/24.

Date

Danielle Watson

Affiant Signature

6/12/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY