This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3627-LB

Karen Johnson Davidson County
Batch# 1151760 DEEDWARR
06/27/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240627-0048398

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Melanie Judd
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2024.

Notary Public
My Commission Expires: 5-31-26

MEREDITH BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-31-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher E. McDaniel and Tiffany L. McDaniel 7988 Boone Trace Nashville, TN 37221	New Owner	126 15 0A 171.00

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, **Jared W. McAlister, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher E. McDaniel and Tiffany L. McDaniel, husband and wife**, hereinafter called the Grantee(s), 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. 132 on the Plan of SECTION THREE, BOONE TRACE AT BILTMORE, of record in Book 9700, Pages 758 and 759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared W. McAlister, single man, by Warranty Deed from Bryan J. Venters and wife, Dayna M. Venters, of record in Instrument No. 20191014-0104985, in the Register's Office of Davidson County, Tennessee, dated October 04, 2019, and recorded on October 14, 2019.

This is ☒ improved or ☐ unimproved property located at: **7988 Boone Trace, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2024.

GRANTOR:

Jared W. McAlister

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jared W. McAlister, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of June, 2024.

Notary Public
My Commission expires: 09/21/2026

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 June 26, 2024.

Custodian's Signature — 06/26/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 26th day of June 2024.

Notary Public

MY COMMISSION EXPIRES: 01/14/25

