WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157493 DEEDWARR
07/12/2024 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240712-0052630

File #24-PA-2025-220

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

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)
Joseph Ganey, Jr, Kimberly Ann Ganey, and Kendall Ganey	**New Owner**	
(NAME)	(NAME)	**117 11 OJ 220.00**
9619 16th Circle Northwest		
(ADDRESS)	(ADDRESS)	
Bradenton, FL 34209		
(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,

DANIEL GALLAGHER, A SINGLE MAN,

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

KENDALL GANEY, A SINGLE PERSON,

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 Unit No. 220, together with the appurtenant interest in the common elements of THE HILLMONT CONDOMINIUMS, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Daniel Gallagher, single man, by Warranty Deed from IRA Innovations LLC f/b/o Marc Stern IRA, of record in Instrument No. 20200527-0054646, in the Register's Office of Davidson County, Tennessee, dated May 18, 2020 and recorded on May 27, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT CONDOMINIUMS of record in Instrument No. 20040209-0015685 and Re-recorded in Instrument No. 20040212-0017074 and as amended in Instrument No. 20050404-0036415, Instrument No. 20050512-0053861; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement recorded in Instrument No. 20110930-0075711.

*Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2025 Woodmont Boulevard, Unit 220, Nashville, TN 37215.

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 11th day of July, 2024.

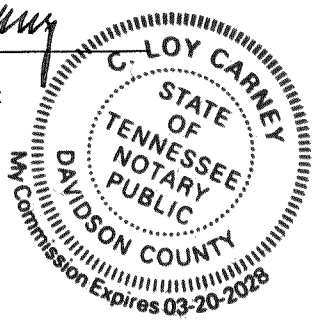
Daniel Gallagher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2024, before me personally appeared Daniel Gallagher, 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 11th day of July, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 11 day of July, 2024.

Affiant Signature

Date 7/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

