WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157500 DEEDWARR
07/12/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20240712-0052640

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 5-4-26

(AFFIX SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
831 McGallavista, LLC, a Tennessee Limited Liability Company	NEW OWNER	05205001900
(NAME)	(NAME)	
602 Park Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Whitworth Real Estate, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **831 McGallavista, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, 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. 6 of Block "E", on the revised plan of Power and Roth's Madison Park Subdivison, as shown on plat of record in Plat Book 843, Page 7, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Whitworth Real Estate, LLC a Tennessee limited liability company, by deed of record in Instrument No. 20240513-0035034, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 831 & 829 Gallavista Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 12th day of July, 2024.

Whitworth Real Estate, LLC, a Tennessee Limited Liability Company

By: Wendy Tice authorized agent
Wendy Tice, Authorized Agent

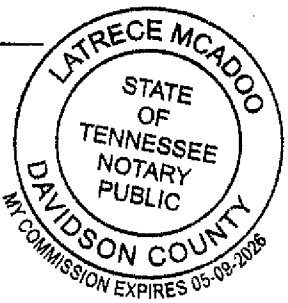
State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Wendy Tice with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the AUTHORIZED AGENT of Whitworth Real Estate, LLC and that she as such AUTHORIZED AGENT executed the foregoing instrument for the purposes therein contained, by signing the name of Whitworth Real Estate, LLC by herself as AUTHORIZED AGENT.

WITNESS my hand and seal this 12th day of July, 2024.

LaTrece McAdoo
Notary Public
My Commission Expires: _____

File No.: 17308



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-12-24

Affiant Signature

7-12-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

