Karen Johnson Davidson County
Batch# 1159583 DEEDWARR
07/18/2024 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20240718-0054223

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-275

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Caitlin L. Lloyd-McKeighen and C.R. Lloyd-McKeighen	Community Mortgage, LLC DBA Community Mortgage Advisors	052 07 0 061.00
(NAME) 1016 Neelys Bend Road	(NAME) 19045 East Valley View Parkway, F	
(ADDRESS) Nashville, TN 37115	(ADDRESS) Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Wallace Compton, IV, and Kaitlin Walker Compton, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Caitlin L. Lloyd-McKeighen and C.R. Lloyd-McKeighen, a married couple** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1016 Neelys Bend Road, Nashville, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 18th day of July, 2024.

GRANTORS:

John Wallace Compton, IV

Kaitlin Walker Compton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared John Wallace Compton, IV and Kaitlin Walker Compton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18 day of July, 2024.



Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Madison Heights Subdivision, Section II, Part I, as shown by plat of record in Plat Book 2083, Page 62, in the Register's Office for Davidson County, Tennessee, together with 28 feet fronting on the Southerly margin of Neely's Bend Road, and adjoining part of Lot No. 1 on the Easterly line.

Said Lot No. 1 fronts 125 feet on the Southerly side of Neely's Bend Road and extends back between parallel lines 320.0 feet to a dead line.

Together with the following tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Neely's Bend Road, said point being the Northeasterly corner of Lot No. 1 of Madison Heights Subdivision, the plan of which is of record in Plat Book 2083, Page 62, Register's Office for said County, and said point being the Northeasterly corner of said subdivision; thence with the Southerly margin of Neely's Bend Road, Easterly 28 feet; thence Southerly and parallel with the Easterly margin of said Lot No. 1, 320 feet to a point; thence Westerly parallel with the Southerly margin of Neely's Bend Road, 28 feet to the corner of said Lot No. 1; thence Northerly with the Easterly margin of Lot No. 1, 320 feet to the Southerly margin of Neely's Bend Road, the point of beginning.

Included in but expressly excluded from this conveyance is the following tract of land conveyed to Metropolitan Government of Nashville & Davidson County in Instrument No. 20061009-0124856, said Register's Office:

Commencing at a point on the present right of way of Neely's Bend Road, 24.52 feet right of the centerline station 15+73.93 for project 06-R-02, said point being the point of commencing. Thence: S63°57'33 E a distance of 153.00 feet; Thence: S26°02'27" W a distance of 10.28 feet; Thence: N64°00'24" W a distance of 153.00 feet; Thence: N26°02'27" E a distance of 10.41 feet; to the point of commencing, containing 1559 square feet more or less.

Construction and Perm drainage easement:

Commencing at a point on the present right of way of Neely's Bend Road, 24.52 feet right of the centerline station 15+73.93 for project 06-E-02, Thence: S26°02'27" W a distance of 10.41 feet; said point being the point of commencing. Thence: S64°00'24" E a distance of 48.73 feet; Thence: S82°39'31" W a distance of 27.29 feet; Thence: N64°00'24" W a distance of 25.95 feet; Thence: N26°02'27" E a distance of 15.00 feet to the point of commencing; containing 561 square feet, more or less.

Commencing at a point on the present right of Neely's Bend Rd., 24.83 feet right of the centerline station 16+74.03 for project 06-R-02; Thence: S82°39'31" W a distance of 18.78 feet; said point being the point of commencing. Thence: S64°00'24" E a distance of 68.43 feet; Thence: S26°02'27" W a distance of 15.00 feet; Thence: N64°00'24" W a distance of 91.22 feet; Thence: N82°39'31" E a distance of 27.29 feet to the point of commencing; containing 1198 square feet more or less.

Being the same property conveyed to John Wallace Compton, IV and Kaitlin Walker Compton, Husband and Wife, by Warranty Deed from Harvey Arche, Unmarried, of record in Instrument No. 20170921-0096880, in the Register's Office of Davidson County, Tennessee, dated September 14, 2017 and recorded on September 21, 2017.

TRUE COPY CERTIFICATION

I, Matthew Noggle 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 July 18, 2024.

Signature

Date: July 18, 2024

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Matthew Noggle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and seal at office this 18 day of July, 2024.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

NOTARY PUBLIC

My Commission Expires: 5/9/26