WARRANTY DEED

Karen Johnson Davidson County
Batch # 1163290 DEEDWARR
07/29/2024 10:19:24 AM 2 pgs
Fees: $13.00 Taxes: $2,578.90

20240729-0056923

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$697,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF July, 2024

NOTARY PUBLIC:
MY COMMISSION EXPIRES: APR 22 2026
(AFFIX SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael Williamson Vickie Williamson 2619-A Gallatin Pike Nashville, Tennessee 37216	Michael Williamson Vickie Williamson 1197 Old Shiloh Rd Goodlettsville,TN 37072	MAP 072 GROUP 10 3B PARCEL 001.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Tomas Andre McDermott, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Williamson and Vickie Williamson, husband and wife

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 situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160826-0089504, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for amore particular description of said property.

Being the same property conveyed to Tomas Andre McDermott by Warranty Deed from Davod Aho, married, dated March 9, 2020 and filed of record March 11, 2020 in Instrument No. 20200311-0027385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Subject to Covenants, Conditions and Restrictions of record in Instrument No. 20160826-0089504 and being further amended in Instrument No.20180129-0009155 said register of deeds office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2619-A Gallatin Pike, Nashville, Tennessee 37216.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 24th day of July, 2024.

Tomas Andre McDermott

Tomas Andre McDermott

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Tomas Andre McDermott with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027