WARRANTY DEED

Karen Johnson
Batch # 1164916
08/01/2024 01:10:51 PM
Fees: $13.00 Taxes: $2,368.00
Davidson County
DEEDWARR
2 pgs

20240801-0058460

File No. DH-24-7220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HARDIMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Cost	MOVEMENT MORTGAGE	
(NAME)	(NAME)	
1800 Tammany Drive, B	8024 CALVIN HALL RD	072-12-0C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **William Horace Neal III and Megan Brittany Neal, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Cost, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 1800A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1800 Tammany Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150702-0064142, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Horace Neal III and Megan Brittany Neal, husband and wife by Warranty Deed from Christopher Hicks and Holly L. Hicks, husband and wife of record in Instrument No. 20190404-0030851 Register's Office for Davidson County, Tennessee, dated April 04, 2019 and recorded on April 04, 2019.

This is property more commonly known as 1800 Tammany Drive, B, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-1200B

Witness my/our hand this 31st day of July, 2024.

William Horace Neal, III

Megan Brittany Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2024, before me personally appeared William Horace Neal, III and Megan Brittany Neal, 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 31st day of July, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County