Karen Johnson Davidson County
Batch# 1166217 DEEDWARR
08/05/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20240805-0059119

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

P24-7484-WE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2024.

Notary Public

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP/PARCEL NO(S).
Mahesh Rao and Amy Bennett			Legacy Home Loans			MAP:
1137 Riverwood Drive			1036 Stearman Dr. Ste. 6			PARCEL: 061-12-0-087.00
Nashville	TN	37216	White House, TN 37188			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LEIGH RABINE TOOMEY AND EDWARD MICHAEL TOOMEY, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAHESH RAO AND AMY BENNETT, 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 in Davidson County, Tennessee, being Lot No. 104 on the Plan of Eastdale Place of record in Plat Book 547, Page 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 104 fronts 80 feet on the North side of Riverwood Drive and runs back 283.5 feet on the West line and 300.5 feet on the East line to a dead line in the rear on which it measures 81.6 feet.

Being the same property conveyed to Leigh Rabine Toomey and Edward Michael Toomey, husband and wife by Warranty Deed from Judy Carol Black as Executrix and as Devisee of the Estate of Sarah Ivadell Cantrell of record in Instrument No. 20220524-0059968 Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on May 24, 2022.

This is IMPROVED property known as: **1137 Riverwood Drive, Nashville, TN 37216**

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 this the 31 day of July, 2024.

Leigh Rabine Toomey
by [signature] as Attorney in Fact
Leigh Rabine Toomey
By Hillary Smith, Attorney-in-Fact

Edward Michael Toomey
by [signature] as his Attorney in Fact
Edward Michael Toomey
By Hillary Smith, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hillary Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Leigh Rabine Toomey**, as her Attorney in Fact, as the free act and deed of the within named **Leigh Rabine Toomey**.

Witness my hand and official seal this the 31st day of July, 2024.

My Commission expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hillary Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Edward Michael Toomey**, as his Attorney in Fact, as the free act and deed of the within named **Edward Michael Toomey**.

Witness my hand and official seal this the 31st day of July, 2024.

My Commission expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 31, 2024**.

Affiant Signature

August 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

202408050059119