28607

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1167120 DEEDWARR
08/12/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20240812-0060063

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Chad Messmer and Fawnda Messmer 1504 Bellafonte Court Nashville, TN 37221	PennyMac 3043 Townsgate Rd # 200 Westlake Village, CA 91361	155-16-0-A-331.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kelly C. McNulty and Patrick A. McNulty, Jr., wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Chad Messmer and Fawnda Messmer, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 8 , as shown on the map entitled Traceside Section Nine, of record in Instrument No. 20000103-0000455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick A. McNulty, Jr. and Kelly C. McNulty, husband and wife by deed from G. William Davis, III and Stacy Davis, husband and wife of record in Instrument No. 20180427-0039995, filed on 04-27-2018, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1504 Bellafonte Court, Nashville, TN 37221*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 2nd **day of August, 2024**:

Kelly C. McNulty

Patrick A. McNulty Jr.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly C. McNulty** and **Patrick A. McNulty Jr.,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of **August, 2024:**

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $710,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 2 DAY OF **August, 2024**:

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 2nd of August 2024 (date of document).

Affiant Signature

08/02/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027