Karen Johnson
Batch # 1173275
08/22/2024 02:32:51 PM
Fees: $18.00 Taxes: $1,524.40
Davidson County
DEEDWARR
3 pgs
20240822-0064659

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$412,000.00**

Subscribed and sworn to before me this 19th day of August, 2024.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-28

Notary Public **Affiant**

My Commission Expires: 5/8/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jack Piratas Partnership, GP 4535 Harding Pike, #309 **Nashville, TN** 37205	Same as New Owner	**104-06-0A-025.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Fiona McAnally** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jack Piratas Partnership, GP, a Tennessee General Partnership**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 401, on the Horizontal Property Regime for Continental Condominium, as recorded in the Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137 and as shown on Plat of record in Book 5200, pages 399-401, amended in Book 6900, page 43, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed. See attached

Being the same property conveyed to HELEN H. HASKINS, by deed from THOMAS C. SUMMER AND WIFE, CHARLOTTE H. SUMMERS, of record in Book 10387, page 889, dated March 21, 1997, said Register's Office. Helen H. Haskins died testate on November 14, 2021 devising subject property to Fiona McAnally pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 21P2462 and a certified copy of record in Instrument No. 20220411-0041572, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER W-JP-24-3415-401

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 401, on the Plan of Continental Condominiums, of record in Plat Book 5200, Pages 399 through 401, inclusive, as amended in Book 6135, Page 788 and Book 6435, Page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

This is improved property known as: 3415 West End Avenue, Unit 401, Nashville, TN 37203

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 19th day of August, 2024.

Fiona McAnally

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Fiona McAnally,** the within named 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 at Goodlettsville, Tennessee this the 19th day of August, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026