Karen Johnson Davidson County
Batch# 1173518 DEEDWARR
08/23/2024 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,347.65
20240823-0064975

WARRANTY DEED

2024-07-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of August, 2024.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03.19.2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David J. Gannon 613 Meadow Glen Court Nashville, TN 37221	NEW OWNER	Map/Parcel 155-16-0A-047.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandy Neely and Kevin Neely, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do hereby transfer and convey unto **David J. Gannon, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 39 on the Plan of Traceside, Section 2, of record in Plat Book 7900, Pages (s) 980 and 981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandy Neely and Kevin Neely, wife and husband by Warranty Deed from John K. Fowler and Alton J. Sherick, married to each other of record in Instrument No. 20190524-0049235 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 24, 2019.

This conveyance is subject to the following: Davidson County property taxes for the year 2024, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 613 Meadow Glen Court, Nashville, TN 37221 and as 800 High Point Trace Court, Nashville, TN 37221..

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said 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.

Effective the 23rd day August, 2024.

Brandy Neely

Kevin Neely

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of August, 2024, before me personally appeared Brandy Neely and Kevin Neely, 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 23 day of August, 2024.

My Commission Expires:_____

Notary Public



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/23/24.

Date

Affiant Signature

8/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of August, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025