Karen Johnson Davidson County
Batch# 1176111 DEEDWARR
09/03/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20240903-0067213

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,650,000.00.

Affiant

Subscribed and sworn before me this the 30 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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Giles and Brittnie McAninley 528 Battery Dr. Nashville, TN 37220	Legacy Home Loans 1036 Stearman Dr #6 White House, TN 37188	131-12-0O 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AUSTIN PURVIS AND ALLISON UMFRESS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW GILES AND BRITTNIE MCANINLEY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Battery Park of record in Instrument No. 20120726-0065866, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Allison Umfress and Austin Purvis, wife and husband, by Warranty Deed dated 05/26/2023,from Margret Diane O. Burns, Trustee of Burns Family Revocable Living Trust Agreement dated July 13, 2018, of record in Instrument No. 20230531-0041099, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 528 Battery Dr., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30 day of August, 2024.

Austin Purvis by Jackie Logan
Austin Purvis by Jackie Logan as Attorney-in-Fact
Attorney in fact

Allison Umfress by Jackie Logan
Allison Umfress by Jackie Logan as Attorney-in-Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jackie Logan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Austin Purvis by Specific POWER OF ATTORNEY dated 08/16/2024, and who acknowledged that he executed the same as the free act and deed of Austin Purvis.

Witness my hand and official seal this 30 day of August, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jackie Logan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Umfress by Specific POWER OF ATTORNEY dated 08/16/2024, and who acknowledged that he executed the same as the free act and deed of Allison Umfress.

Witness my hand and official seal this 30 day of August, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 08/30/2024 (date of document).

Affiant Signature

08/30/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

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