Karen Johnson Davidson County
Batch# 1177587 DEEDWARR
09/04/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240904-0068052

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE;
County of DAVIDSON;
The actual consideration or value, whichever is greater for this transfer is: $415,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27th Day of August 2024

Notary Public
My Commission expires 11 / 2 / 26

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CASSANDRA LAHOUTI

NAME AND ADDRESS OF PROPERTY OWNER:
Andrew Dismukes
2913 Tuggle Ave
Nashville, TN 37211

SEND TAX BILLS TO:
Andrew Dismukes
2913 Tuggle Ave
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 11914015700

WARRANTY DEED

24NT00854

Effective the 27th Day of August 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Megan Hassall, an unmarried woman

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Andrew Dismukes, an unmarried man

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Being Lot No. 13 on the Map of Tuggle Heights, of record in Book 1130, Page 90, said Register's Office.

Said Lot No. 13 fronts 60 feet on the westerly side of Tuggle Avenue and runs back 157.6 feet on the northerly line and 157.3 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Megan Hassall, an unmarried woman from Kelley L. Groover, an unmarried woman, by Warranty Deed dated 01/08/2018 and recorded 01/10/2018 in Instrument No. 20180110-003250, Register's Office of said County

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 the 27 day of AUG, 2024

Megan Hassall by Harold C. Hassall attorney-in-fact

Megan Hassell by Harold Carter Hassall,
Attorney in Fact

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Megan Hassall by Harold Carter Hassall, Attorney in Fact**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/28/2024 .

Affiant Signature

8/28/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

