WARRANTY DEED

Karen Johnson Davidson County
Batch# 1178243 DEEDWARR
09/05/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20240905-0068469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/29/26
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0479

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindy Mehaffy	NEW OWNER	Map: 141060C16500CO
(NAME) 4440 Kirkbrook Ct.	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS ($446,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD MCDONALD AND LEAH MCDONALD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDY MEHAFFY, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 145 on the Plan of Riverbridge, Phase 2, Section 2 of record in Doc. No. 20100302-0015635, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald McDonald and Leah McDonald, husband and wife, by deed from Patrick L. O'Hara, married, of record in Instrument No. 20140529-0046264, dated May 28, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20100302-0015635,said Register's Office; (3) Storm Water Detention Agreement of record in Instrument No. 20021217-0155374 and Instrument No. 20031106-0163291, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20100330-0023631 and Instrument No. 20090317-0023974, in the Register's Office for Davidson County, Tennessee; (5) Right of Way for Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee; (6) Ingress and Egress to Cemetery of record in Instrument No. 20020912-0220994, in the Register's Office for Davidson County, Tennessee; (7) Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee; (8) Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee; (9) Charter for Homeowners Association of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee; (10) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee; (11) Easement to U.S. Sprint Communications Co. of record in Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, amended in Instrument No. 20030806-0111893, Instrument No. 20090317-0023975, Instrument No. 20100330-0023630, Instrument No. 20030218-0020999, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4440 Kirkbrook Ct., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 4th day of September, 2024.

Donald McDonald

Leah McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald McDonald and Leah McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 4th day of September, 2024.

My Commission Expires: 1/24/28

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Sept 4, 2024 (date of document)

Regina Sullo

Affiant Signature

September 5, 2024

Date

State Of TN

County of Davidson

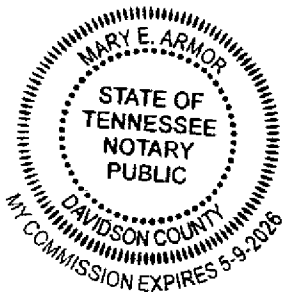
Sworn and subscribed before me this 5th day of September, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202409050068469