Karen Johnson Davidson County
Batch# 1178246 DEEDWARR
09/05/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240905-0068474

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Donald M McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF September, 20 24

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald McDonald and Leah Ruth McDonald	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
7400 Stacy Dr.	2050 Parkway Office Circle	142 02 0 043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DIANNE M. TIPPETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD M. MCDONALD AND LEAH RUTH MCDONALD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot No. 59 on the Plan of CROSS TIMBERS, SECTION 2, as of record in Plat Book 3700, page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Stacy Drive, the common front corner of Lots Nos. 58 and 59; thence with the line between said lots Northerly 131.1 feet to the corner of Lots Nos.59 and 60; thence with the line between said lots Easterly 135.6 feet to the Westerly margin of Cross Timbers Drive; thence with said Drive Southerly 90.00 feet to the beginning of a curve; thence around said curve, having a radius of 25.00 feet, Southwesterly 39.27 feet to the Northerly margin of Stacy Drive; thence with said Drive Westerly 120.00 feet to the beginning.

Being the same property conveyed to Elbert W. Tippett, Jr and wife, Dianne M. Tippett, by Warranty Deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4569, Page 555, in the Register's Office of Davidson County, Tennessee, dated December 22, 1971 and recorded on January 17, 1972. The said Elbert W. Tippett Jr died on January 05, 2011, leaving subject property to Dianne M. Tippett, as surviving Tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7400 Stacy Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-901

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 my hand this 30th day of August, 2024

Dianne M. Tippett

DIANNE M. TIPPETT

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 Dianne M. Tippett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2024-901

Certification of Recorded Documents

I, Karen Suggs, 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 September 4, 2024.

(AFFIANT) – Karen Suggs

09/04/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 4th day of September, 2024.

My commission expires: 1/04/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY