Karen Johnson Davidson County
Batch# 1178492 DEEDWARR
09/06/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,030.93
20240906-0068817

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF Sept., 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24080003

Address of New Owner
John Green
1507 B 14th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Same

Tax Information:
081-15-0-272.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Matthew P. Townsend, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Green, single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 257 in McGavock Wetmore, et al, Second Addition to Nashville, called the Edition to the Town of McGavock, a plan of which is recorded in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said northerly half of Lot No. 257 fronts 25 feet on the westerly side of Fourteenth Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Matthew P. Townsend by Warranty Deed from Taylormade Contracting, LLC, a Tennessee Limited Liability Company, dated 03/30/2021 and recorded on 04/05/2021 in Instrument No. 20210405-0043793, Register's Office for Davidson County, Tennessee.

This is property generally located:
1507 B 14th Avenue North, Nashville, TN 37208

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
3. Sewer Easement of record in Book 2490, page 437, Register's Office for Davidson County, Tennessee.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Matthew P. Townsend** has caused this instrument to be executed, this the 10th day of September, 2024.

Matt Townsend

Matthew P. Townsend

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Matthew P. Townsend,** 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.

This the 4 day of Sept, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9/6/24 (date of document).

L. Broner McCoy
Date: 9/6/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 6th day of September, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY