Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4178

STATE OF NJ
COUNTY OF Bergen

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,500.00

Liam Donnell
Affiant

JULISSA TEJADA
Notary Public - State of New Jersey
Commission # 50143007
My Commission Expires Nov 9, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2024

Notary Public

Commission Expires: 11/09/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rainey Massey and Hunter Johnson 1521 57th Avenue North Nashville, TN 37209	First Choice Lending Services, LLC 9821 Cogdill Road Ste 2 Knoxville, TN 37932	091-06-0M-027.00-CO

Karen Johnson Davidson County
Batch# 1183526 DEEDWARR
09/19/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,729.75
20240919-0072599

WARRANTY DEED

FOR AND IN 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/WE,

Liam Donnell, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rainey Massey, an unmarried woman, and Hunter Johnson, an unmarried man, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said

Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit " C " to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Liam Donnell, a single man by Warranty Deed from Elizabeth Worley Ford F/K/A Elizabeth A. Worley and husband Caleb Anthony Ford and Mary E. Worley, Trustee of the Mary E. Worley, Revocable Trust under Trust Agreement dated March 11, 2014 as tenants in common of record in Instrument No. 20220517-0056565 Register's Office for Davidson County, Tennessee, dated May 06, 2022 and recorded on May 17, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1521 57th Avenue North, Nashville, TN 37209

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 so 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.

Dated this the 16th day of September, 2024.

Liam Donnell

Liam Donnell

STATE OF NJ
COUNTY OF Bergen

On this 16th day of September, 2024, before me personally appeared Liam Donnell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2024.

Notary Signature
My commission expires: 11/09/2025

JULISSA TEJADA
Notary Public - State of New Jersey
Commission # 50143007
My Commission Expires Nov 9, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 9/16/24.

Affiant Signature – Joshua A. Terry

9/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27