Karen Johnson Davidson County
Batch# 1183666 DEEDWARR
09/19/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240919-0072774

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES:

JENNIFER PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

File #24-PA-3019-TWG

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine Makinney, Trustee of Dymphna Makinney Trust of 1989	**New Owner**	
(NAME)	(NAME)	
~~810~~ 157 London Ln	157 London Ln	**117 08 0 021.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ABIGAIL KATHRYN ASHFORD-GROOMS, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KATHERINE MAKINNEY, TRUSTEE OF DYMPHNA MAKINNEY TRUST OF 1989,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 25 feet of Lot No. 9 and the North 25 feet of Lot No. 10 on the MAP OF BELMONT TERRACE RESUBDIVISION ANNEX NO. 1, as of record in Plat Book 421, Page 182, Register's Office for said County.

Said part of Lot No. 9 and 10 adjoin and front together 50 feet on the West side of Brightwood Avenue, and runs back between parallel lines, 185 feet to an alley.

Being the same property conveyed to Abigail Kathryn Ashford-Grooms, Single, by Quitclaim Deed from Thomas Alexander Groom and Linda Ashford, Husband and Wife and Abigail Kathryn Ashford-Grooms, Single, of record in Instrument No. 20210929-0131093, in the Register's Office of Davidson County, Tennessee, dated September 14, 2021, and recorded on September 29, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BELMONT TERRACE RESUBDIVISION ANNEX NO. 1, as recorded in Plat Book 421, Page(s) 182.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3019 Brightwood Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parce of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th day of September, 2024.

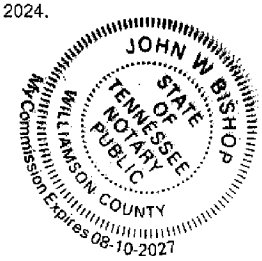
Abigail Kathryn Ashford-Grooms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2024, before me personally appeared Abigail Kathryn Ashford-Grooms, 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 5th day of September, 2024.

Notary Signature
My commission expires



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5, 24 (date of document).

Jennifer L. Pennell

Sept 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026