WARRANTY DEED

Karen Johnson Davidson County
Batch# 1186541 DEEDWARR
09/25/2024 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,305.73
20240925-0074504

File #24-TC-0616-PARK

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES:

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)
Jessica Brooke Pounds and Nathan Scott Kalish	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
100 Jackson Downs Boulevard, 817	**408 Highway 76**	**043 06 0 045.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**White House, TN 37188**	
(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,

LINDSEY RHODES AND DANIELLE RHODES, A MARRIED COUPLE,

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

JESSICA BROOKE POUNDS AND NATHAN SCOTT KALISH, WIFE AND HUSBAND,

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 Lot No. 45 on the Plan of MADISON PARK, SECTION 2 of record in Plat Book 3106, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lindsey Rhodes, a single woman and Danielle Ussery, a single woman, as joint tenants with right of survivorship, by Warranty Deed from Matthew R.E. Cammarn and Sarah Ann Cammarn, husband and wife, of record in Instrument No. 20160217-0015028, in the Register's Office of Davidson County, Tennessee, dated February 12, 2016 and recorded on February 17, 2016.

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 MADISON PARK, SECTION 2, as recorded in Plat Book 3106, Page(s) 141.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3459, Page 406, as amended in Book 3460, Page 337.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 616 Fedders Drive, Madison, TN 37115.

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), 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 24th day of September, 2024.

Lindsey Rhodes

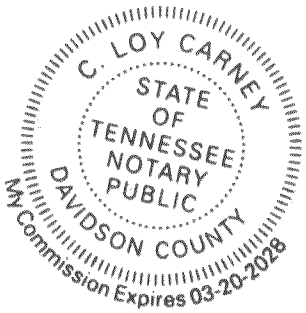
Danielle Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2024, before me personally appeared Lindsey Rhodes, 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 24th day of September, 2024.

Notary Signature
My commission expires:

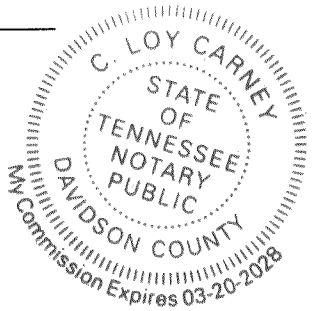


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2024, before me personally appeared Danielle Rhodes, 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 24th day of September, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 24 day of September, 2024.

Affiant Signature
Date 9/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
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