Karen Johnson Davidson County
Batch# 1187341 DEEDWARR
09/27/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240927-0075230

Warranty Deed

JOSEPH VANCE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF GREENE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $565,000.00 Affiant Subscribed and sworn to before me, this the 25th day of September, 2024. Notary Public My commission expires: 02/28/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marilyn J. Allen	NEW OWNER	072-10-0-069.00
1021 Burchwood Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER GAULTNEY AND DIXIE N. GAULTNEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARILYN J. ALLEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 29 and the Westerly 40 feet of Lot No. 30 on the Plan of Burchwood, of record in Book 547, Page 183, Register's Office of Davidson County, Tennessee, described as follows:

Said parts of lot Nos. 29 and 30 front together 80 feet on the Northerly side of Burchwood Avenue and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Peter Gaultney and Dixie N. Gaultney, husband and wife by Warranty Deed from David Smith, a married man of record in Instrument No. 20160809-0082565 Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 09, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1021 Burchwood Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of September, 2024.

Peter Gaultney

Dixie N. Gaultney

STATE OF TN
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Gaultney and Dixie N. Gaultney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of September, 2024.

Notary Public

My Commission Expires: 02/28/2026

JOSEPH LANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 25, 2024.

Affiant Signature

26th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

