NEW OWNER:
DANA C. ABERNATHY
1515 GOLF STREET
NASHVILLE, TN 37216

SEND TAX BILLS TO:
Bank of America, NA
P.O. Box 650070
Dallas, TX 75265-0070

Map & Parcel
072040168.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-1297

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1195148 DEEDWARR
10/17/2024 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,812.63
20241017-0080852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($489,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BLAKE MCENTYRE, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DANA C. ABERNATHY, unmarried,** ("Grantee") her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being more particularly described as follows:

Being the southerly 70.00 feet of the westerly part of Lot No. 13 of Block "A" on the Plan of Inglewood Terrace, of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said part of Lot No. 13 fronts 70.00 feet on the easterly margin of Golf Street and extends back between parallel lines 150.00 feet to a dead line.

Being the same property conveyed to BLAKE MCENTYRE, by Warranty Deed from James Wetsell and wife, Mary K. Wetsell, dated June 23, 2011, and of record in Instrument No. 20110630-0050044, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1515 GOLF STREET, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1130, Page 1, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, LEEANNA MCENTYRE, wife of the said BLAKE MCENTYRE, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of October, 2024.

BLAKE MCENTYRE

LEEANNA MCENTYRE

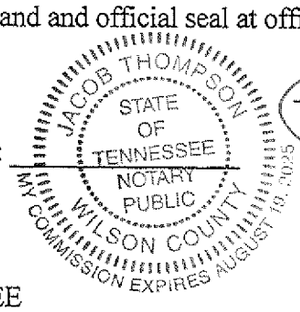
By: Blake McEntyre, attorney in fact
Blake McEntyre, pursuant to Power of Attorney of Record in Instrument No. 202410170080851, RODC, Tennessee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BLAKE MCENTYRE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2024.



NOTARY PUBLIC

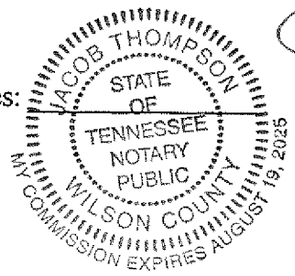
My commission expires: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BLAKE MCENTYRE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **LEEANNA MCENTYRE** the within-named bargainors, as the free act and deed of the said **LEEANNA MCENTYRE.**

WITNESS my hand and official seal at office this 17th day of October, 2024.



NOTARY PUBLIC

My commission expires: _____

****

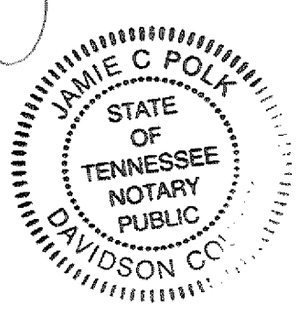
The actual consideration or value, whichever is greater, for this transfer is **$489,900.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of October, 2024.

NOTARY PUBLIC

My commission expires: 11/2/26



Certification of Recorded Documents

I, Karen Burnette, 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 October 17, 2024.

(AFFIANT) – Karen Burnette

10/17/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of October, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY