THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4820
Parcel ID: 173-09-0A-472-00

Property Address:
914 Loxley Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1197097 DEEDWARR
10/23/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241023-0082393

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New owner

Name and Address of New Owner:
Maryam Seirafi-Pour
9224 Willow Oak Dr.
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **BRANDON MCNEELY, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MARYAM SEIRAFI-POUR, an unmarried woman**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 454 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to BRANDON MCNEELY, a single man by Deed dated June 9, 2006 from REGENT HOMES, LLC, a Tennessee Limited Liability Company, recorded June 14, 2006, in Instrument Number 20060614-0070996, re-recorded in Instrument Number 20060727-0091093, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 914 Loxley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20051028-0130418, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument Number 20010918-0100849, Instrument Number 20010918-0100850, Instrument Number 20010918-0100851, Instrument Number 20010918-0100852, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument Number 20020628-0078164, Instrument Number 20040305-0025146, Instrument Number 20041229-0154223 and Instrument Number 20051213-0149579, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Instrument Number 20010412-0045831, Register's Office for Davidson County, Tennessee.

6. Master Deed to Homeowners Association as contained in Instrument Number 20020315-

0032825, Instrument Number 20021226-0158459, Instrument Number 20040526-0062221, Instrument Number 20060120-0007913, Instrument Number 20060321-0032382, Instrument Number 20080326-0030448, Instrument Number 20080403-0033974 and Instrument Number 20080403-0033975, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument Number 20021226-0158458, Instrument Number 20031212-0178492, Instrument Number 20040526-0062220, Instrument Number 20050113-0005133, Instrument Number 20050119-0006853, Instrument Number 20050324-0032209, Book 20050815-0096405, Instrument Number 20060120-0007914, Instrument Number 20060221-0020352, Instrument Number 20060309-0027423, Instrument Number 20060321-0032383, Instrument Number 20060622-0074677, Instrument Number 20060918-0115358, Instrument Number 20070103-0001284, Instrument Number 2007030-0104306, Instrument Number 20070924-0113721, Instrument Number 20080326-0030439, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

KRISTEEN DEL GALLEGO GAFFNEY MCNEELY, wife of BRANDON MCNEELY joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to BRANDON MCNEELY.

IN TESTIMONY WHEREOF, We have hereunto set our signature, this 21 day of October, 2024.

BRANDON MCNEELY

KRISTEEN DEL GALLEGO GAFFNEY MCNEELY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named BRANDON MCNEELY and KRISTEEN DEL GALLEGO GAFFNEY MCNEELY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 21 day of October, 2024.

JACKSON M. WELCH, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $425,000.00.

Affiant

SWORN TO and subscribed before me on this 21st day of October, 2024.

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Elizabeth Yerger, 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 21, 2024**.

Affiant Signature

October 23, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

23rd day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires