This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23502-RR

Karen Johnson Davidson County
Batch# 1208072 DEEDWARR
11/25/2024 07:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20241125-0091677

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

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

Subscribed and sworn to before me, this the 22nd day of November, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phlip Mesad 2824 Creekview Drive Nashville, TN 37217	Music City Mortgage, Inc 128 Holiday Court #121 Franklin, TN 37067	150 01 0 220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Haley Sowell, a single woman and Demarco Garner, a single man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phlip Mesad, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 673 on the Plan of EDGE-O-LAKE ESTATES, SECTION 16 of record in Plat Book 4175, Page 157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Haley Sowell, a Single Woman, and Demarco Garner, a Single Man, by Warranty Deed from Dayna Bishop, a Single Woman and Michael Bishop, a Single Man, of record in Instrument No. 20221205-0126451, in the Register's Office of Davidson County, Tennessee, dated December 01, 2022, and recorded on December 05, 2022.

Being the same property conveyed to Dayna Bishop, a single woman and Michael Bishop, a single man, by Warranty Deed from CMJ Developments Inc., of record in Instrument No. 20200624-0068127, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020, and recorded on June 24, 2020.

This is improved property located at: **2824 Creekview Drive, Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2024.

GRANTOR:

Demarco Garner

Haley Sowell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Demarco Garner and Haley Sowell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202411250091677

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 NOV. 22, 24 (date of document).

Jennifer L. Pennell

NOV. 22, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of NOV, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

