SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1213692
12/10/2024 10 10 30 AM
Fees $13 00 Taxes $943 13

Davidson County
DEEDWARRSP
2 pgs

20241210-0095737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER 2024.

Notary Public

MY COMMISSION EXPIRES 02-22-2026

(AFFIX SEAL)

BRAYONNA V. TOWNSEND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-22-2026

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Larry R. McGowan, Jr. & Michele L. McGowan	**New Owner**	**147-10-0-090.00**
(NAME) **619 Durrett Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PAM MCBROOM, TRUSTEE OF THE 619 DURRETT DRIVE LAND TRUST,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LARRY R. MCGOWAN, JR. AND MICHELE L. MCGOWAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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.13 on the Plan of Whispering Hills, Section I, of record in Book 2331, Pages 82,83, and 84, 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 Pam McBroom, Trustee of The 619 Durrett Drive Land Trust by Quitclaim Deed from Lee R. Tillis, dated July 25, 2022, recorded July 27, 2022, of record in Instrument No. 20220727-0085541, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **619 Durrett Drive** (House Number) (Street) (P O Address) **Nashville, TN** (City or Town) **37211** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2024 real property taxes have been paid, prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 2331, pages 82,83 and 84, said Register's Office.

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 claiming by, through, or under Grantor but not further or otherwise 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 hand this 6th day of December 2024

The 619 Durrett Drive Land Trust

By: Pam McBroom, Trustee

Pam McBroom, Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Pam McBroom, with whom I am personally acquainted, and who upon oath, acknowledged herself to be Trustee of The 619 Durrett Drive Land Trust, the within named bargainor, a Tennessee Land Trust and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee, this 6th day of December 2024.

Notary Public

My Commission Expires:

