WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218224 DEEDWARR
12/19/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241219-0098527

JM-TAG-24-236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Mcauley and Shelby Bratcher	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME)	(NAME)	**084-14-0-079.00**
236 Barker Rd	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARMONI KELLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY MCAULEY, AN UNMARRIED MAN, AND SHELBY BRATCHER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22, on the plan of Walnut Grove, a plat of which is of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Harmoni Kelley, unmarried woman by Warranty Deed from Anne H Mambungu, unmarried of record in Instrument No. 20220603-0063976 Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on June 03, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains to the City of Nashville of record in Book 2243, Page 29, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **236 Barker Rd, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the 16th DAY OF DECEMBER, 2024.

Harmoni Kelley

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TRAVIS

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

Witness my hand and official seal, this the 16th of December, 2024.

Notary Public
My Commission Expires: 4/18/2026
(SEAL)

ANDRE KNOX
Notary Public, State of Texas
Notary ID# 12581560-0
My Commission Expires
APRIL 18, 2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 16 day of December, 2024.

Affiant Signature

Date 12/16/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

