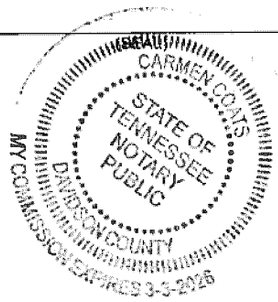
Karen Johnson Davidson County
Batch# 1220226 DEEDWARR
12/27/2024 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20241227-0100186

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF December, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-TC-1620-PKS

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Thagard and Lindsey Thagard	NEW OWNER	
(NAME)	(NAME)	**083 10 0 160.00**
206 SOUTH 10TH STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(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,

CHRIS B. DONOHUE AND WIFE, LAURA G. DONOHUE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THOMAS THAGARD, AND LINDSEY THAGARD, Husband and wife

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. 3 on the Map of MRS. T.R. PARISH'S SUBDIVISION OF LOT NO. 81 OF THE CHADWELL HOME PLACE SUBDIVISION as of record in Plat Book 547, Page 80, Register's Office for said County. Said Lot No. 3 fronts 50 feet on the Southerly side of Gartland Avenue and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Chris B. Donohue and Wife, Laura G. Donohue, by Warranty Deed from Helen W. Morrison, of record in Instrument No. 20000911-0089582 as re-recorded in Instrument No. 20001207-0120658 and Instrument No. 20010608-0060908, in the Register's Office of Davidson County, Tennessee, dated September 01, 2000, and recorded on September 11, 2000.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MRS. T.R. PARISH'S SUBDIVISION OF LOT NO. 81 OF THE CHADWELL HOME PLACE SUBDIVISION, as recorded in Plat Book 547, Page(s) 80.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1620 Gartland Avenue, Nashville, TN 37206.

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 19th day of December, 2024.

Chris B. Donohue

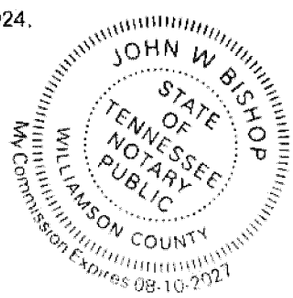
Laura G. Donohue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2024, before me personally appeared Chris B. Donohue, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of December, 2024.

Notary Signature
My commission expires:

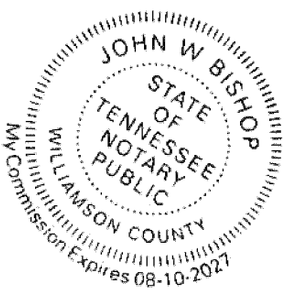


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2024, before me personally appeared Laura G. Donohue, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of December, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 19. 2024.

Affiant Signature

26th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028