Karen Johnson Davidson County
Batch# 1236477 DEEDWARR
02/12/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,674.62
20250212-0010587

WARRANTY DEED

File #24-PA-1024-P

(SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Kevin McGoogan	**New Owner**	
(NAME)	(NAME)	
1024 Mansfield Street	**1024 Mansfield Street**	**083 05 0 172.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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,

LINDSAY ANN HAYES, A SINGLE WOMAN,

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

KEVIN MCGOOGAN, A SINGLE MAN, JOHN MCGOOGAN AND BARBARA MCGOOGAN, 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 a certain Lot or Parcel of land identified as Parcel 172 of the resubdivision of Tract No. 2 on the Plan of the MARY O'DONNELL LANDS, of record in Plan Book 2, Page 37, Chancery Court at Nashville according to a survey by Ray G. Cole, surveyor No. 924, dated January 7,1985 as follows:

Beginning at a point in the Southerly margin of Mansfield Avenue, said point being the original northwest comer of Tract 2 of the Subdivision of the MARY O'DONNELL LANDS of record in Plat Book 2, Page 37, Chancery Court at Nashville; thence with the Southerly margin of Mansfield Ave., South 83 degrees 58 minutes 32 seconds East 40.0 feet to an iron pin; thence South 6 degrees, 47 minutes, 47 seconds West 181.05 feet to an iron pin in the Northerly margin of an alley; thence with the said margin of said alley North 84 degrees 40 minutes, 48 seconds West 40 feet to an iron pin; thence North 6 degrees 44 minutes 36 seconds East 181.54 feet to an iron pin to the point of beginning.

Being the same property conveyed to Lindsay Ann Hayes, by Quitclaim Deed from Mary Ann Werner, of record in Instrument No. 20201215-0148063, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020, and recorded on December 15, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARY O'DONNELL LANDS, as recorded in Plat Book 2, Page(s) 37.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1024 Mansfield Street, 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 7th day of February, 2025.

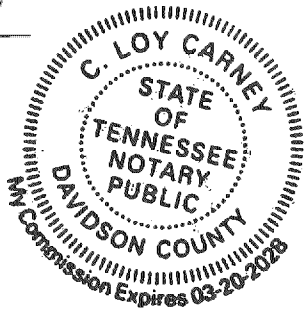
Lindsay Ann Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2025, before me personally appeared Lindsay Ann Hayes, 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 7th day of February, 2025.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 7th, 2025

Affiant Signature

02/07/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7th day of February, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY