Karen Johnson Davidson County
Batch# 1248493 DEEDWARR
03/20/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20250320-0020401

WARRANTY DEED

TAYLOR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $492,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/17/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 975-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Maura McKenney	**Intercoastal Mortgage, LLC**	071-11-0-186.00
329B Gatewood Avenue	11325 Random Hills Rd, Ste 600	
Nashville, TN 37207	Fairfax, VA 22030	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sydney W. Conrad, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maura McKenney, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on the Plan of Resubdivision of P/O Lot No. 16 & All of Lot No.27 Trinity Heights Addition of record in Plat at Instrument No. 20200113-0004254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sydney W. Conrad, an unmarried woman by Warranty Deed from Jason Feller and wife, Emily DeLoach Feller of record in Instrument No. 20201123-0137300 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on November 23, 2020 and Scrivener's Affidavit Record in Instrument No. 20201210-0145095 and recorded on December 10, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 329B Gatewood Avenue Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on March 17, 2025.

Sydney W. Conrad

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sydney W. Conrad, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 17, 2025.

Notary Public

My Commission Expires: 9-20-28

File #: 975-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

PATRICIA KRYSTAL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

TRUE COPY CERTIFICATION

I, Miriam Gamble, 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 the 17 day of March 2025.

Signed

03/18/2025

Date

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Sworn to and subscribed before me this the 18 day of March 2025.

Notary Public

My Commission Expires: 1-27-2026

Notary Seal

REBECCA L. TRUMAN
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-27-2026