Karen Johnson Davidson County
Batch# 1283034 DEEDWARR
06/09/2025 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20250609-0044834

WARRANTY DEED

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

File No. EY-25-9159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Allen Ferreira	NEW OWNER	
(NAME)	(NAME)	
1560 Trellis Ln	**1560 Trellis Ln**	107-04-0-024.00
(ADDRESS)	(ADDRESS)	
Petaluma, CA 94954	**Petaluma, CA 94954**	
(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, I/we, **Collin Gallagher and Rachel Gallagher, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Allen Ferreira, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 41 on the Plan of Larkwood as of record in Book 2900, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 33.6 feet on the Easterly side of Lockwood Court and extends back 133 feet on the Northerly line and 186 feet on the Southerly line to a dead line, measuring 151.33 feet thereon.

Being the same property conveyed to Collin Gallagher and Rachel Gallagher, husband and wife by Warranty Deed from Mardon Construction Management, Inc. of record in Instrument No. 20210629-0088244 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on June 29, 2021.

This is property more commonly known as 565 Lockwood Court, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 4th day of June, 2025.

Collin Gallagher

Rachel Gallagher

STATE OF FLORIDA
COUNTY OF St. Johns

On this 4th day of June, 2025, before me personally appeared **Collin Gallagher and Rachel Gallagher**, 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 4th day of June, 2025.

Notary Signature Minyon Dechelle Hogan
My commission expires: 09.20.2025

MINYON DECHELLE HOGAN
Notary Public - State of Florida
Commission # HH 176776
My Comm. Expires Sep 20, 2025
Bonded through National Notary Assn.

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 June 4, 2025

Affiant Signature

6/4/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4 day of June, 2025.

Notary Public

Notary's Seal:

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