Warranty Deed

Karen Johnson Davidson County Batch# 1288606 DEEDWARR 06/23/2025 02:50:30 PM 3 pgs Fees: $18.00 Taxes: $1,739.00 20250623-0049173	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $470,000.00. Affiant Subscribed and sworn to before me, this the 17th day of June, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Joshua Kincheloe and Lacey Kincheloe	New Owner(s)	083-10-0-107.00
409 Lakehurst Drive		
Nashville, TN 37206		

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TROY S. DUNNAGAN, AN UNMARRIED MAN, AND BRIGID O'CONNELL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA KINCHELOE AND LACEY KINCHELOE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the South 5 feet of Lot No. 84, all of Lot No. 85 and the North 15 feet of Lot 86, on the Plan of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

Said property fronts 50 feet on the Easterly margin of Lakehurst Drive, formerly 18th Street, and extends back between parallel lines 128 feet to a 15 foot alley.

Being the same property conveyed to Troy S. Dunnagan and Brigid O'Connell, husband and wife by Warranty Deed from Shawn C. Bowling, unmarried of record in Instrument No. 20151124-0119024 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

Troy Dunnagan and Brigid O'Connell having since divorced, as referenced in Docket No. 2024-DC-2, General Sessions Court, Division III, for Wilson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 409 Lakehurst Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2025.

Troy S. Dunnagan

Brigid O'Connell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Troy S. Dunnagan and Brigid O'Connell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2025.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Certificate of Authenticity

I, Ryan Lux, 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 17, 2025**.

Date

Affiant Signature

June 17, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

