Karen Johnson Davidson County
Batch# 385698 **DEEDWARR**
04/14/2020 02:39:56 PM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20200414-0039074

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $427,000.00.

Brian D. Mitchell
Affiant

Subscribed and sworn to before me, this 8th day of April, 2020.

Kate Nyquist
Notary Public

(Notary Stamp)

My commission expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 6T-20-5932

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lucas A. McElroy and Patricia L. McElroy	new owners	**172-03-0A-144.00CO**
5932 Woodland Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shawn Green, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lucas A. McElroy and Patricia L. McElroy, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Final Plat of The Woodlands Subdivision, Phase 4, Section 1B of record in Plat at Instrument No. 20070705-0080225, 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 Shawn Green, a single man by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20141223-0117400 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 23, 2014.

This is improved property known as **5932 Woodland Avenue, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

SolomonParks File No. 20-000099-529

sSP 11/2015

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of April, 2020.

Shawn Green

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shawn Green, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowlecged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 8th day of April, 2020.

Notary Public
My Commission Expires: AUG 25, 2023

SARMINE DESRAMEAUX
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Aug 25, 2023

SolomonParks File No. 20-000099-529

sSP 11/2015