Karen Johnson Davidson County
Batch# 460191 DEEDWARR
08/19/2020 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200819-0093445

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 13th day of August, 2020.

Notary Public
My commission expires: 10/31/2020

WARRANTY DEED

843021

Address of New Owner:
Leanna Myers
5012 McMurray Ct
Nashville, TN 37211

Send Tax Bill to:

Tax Information:
161-02-0 111.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLISON M. CARTER AND HUSBAND, MICHAEL J. CARTER,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LEANNA MYERS AND NOLAN KOESY-WOOD, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One, McMurray Place, of record in Plat Book 5200, page 409, and Surveyors Certificate of Correction of record in Book 5894, page 495, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Allison M. Carter and husband, Michael J. Carter, by deed from Allison D. Mitchell, dated 09/19/2012, of record in Instrument No. 20120927-0088185, Register's Office for said County.

Also being the same property conveyed to Allison D. Mitchell by deed from Rebecca Mondrage, dated 02/23/2001, of record in Instrument No. 20010307-0021525, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5012 McMurray Ct, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MAC

Witness my hand this the 13th day of August, 2020.

Allison M. Carter

Michael J. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

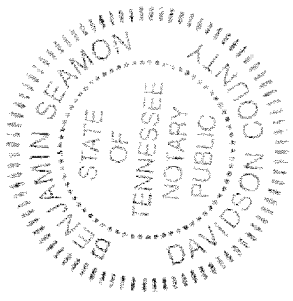
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Allison M. Carter and Michael J. Carter,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2020.

My commission expires:

9-6-22

Notary Public



CERTIFICATE OF AUTHENTICITY

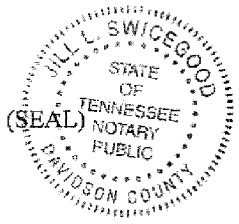
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900