WARRANTY DEED

Karen Johnson Davidson County
Batch# 584588 **DEEDWARR**
03/04/2021 10:32:41 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20210304-0028186

W-SB-VRES-21-4911

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-31-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allison Brooke Telfer Irrevocable Trust	new owner	
(NAME)	(NAME)	**103-03-0-192.00**
4911 Wyoming Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER CAHILL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELODY CRUNK CATES, TRUSTEE OF THE ALLISON BROOKE TELFER IRREVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the E.A. Elam 5 acre tract in West Nashville and described as follows:
Tract I:
Beginning at a point in the southerly margin of Wyoming Avenue, formerly 6th Avenue, 420 feet easterly from the easterly margin of 51st Avenue, North, formerly 10th Street and running thence easterly with said Wyoming Avenue 50 feet; thence, southerly at right angles and parallel with 51st Avenue North, 150 feet to a point; thence westerly at right angles and parallel with Wyoming Avenue 50 feet; thence southerly at right angles and parallel with 51st Avenue North 150 feet to the point of beginning.

Tract II:
Beginning at a point 150 feet southwardly from the southerly margin of Wyoming Avenue, formerly Sixth Street, and 50 feet east of the easterly margin of 50th Avenue North, extended said point being the southwest corner of a tract of land previously conveyed to Ezra Hatcher by Deed from Elizabeth B. Thompson, running thence Southwardly and parallel with said 50h Avenue North extended, 102 feet, more or less, to the line of the Sylvan Park School property; thence Eastwardly with said line 50 feet; thence at right angles Northwardly 102 feet, more or less to the southeast corner of the property previously conveyed to said Hatcher and wife; thence Westwardly with said Hatcher's line, 50 feet to the beginning.

Being the same property conveyed to Christopher Cahill, unmarried by Warranty Deed from Tiffany B. Pack, unmarried, his heirs and/or assigns of record in Instrument No. 20160815-0084553 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 15, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Sanitary Sewer Easement of record in Book 1712, Page 281, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4911 Wyoming Ave, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th DAY OF FEBRUARY, 2021.

Christopher Cahill

Chelsea Cahill

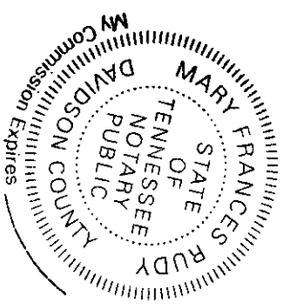
Chelsea Cahill, spouse of Christopher Cahill, hereby joins in this conveyance and does transfer and convey any and all marital interest Chelsea Cahill may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER CAHILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

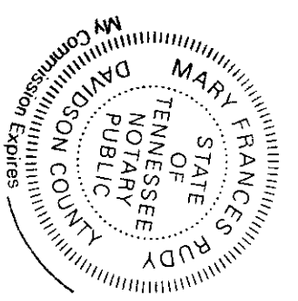


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA CAHILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
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Nashville, TN 37212