Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 592583 DEEDWARR
03/16/2021 11:31:57 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20210316-0034632

DM-SB-ER-21-601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/03/2021

(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)
Kathleen McElroy	**New Owner**	
(NAME) **601 S 15th St**	(NAME) 408 S. 15th St	**094-01-0-393.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37206	
(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, **KIMBERLY D. ROE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN MCELROY, UNMARRIED,** 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:

Certain real estate in Davidson County, Tennessee, described as follows: Being Lot No. 106 on the Map of Shelby Village, No Two, as of record in Book 1835, page 48, Register's Office for said county. Said Lot No. 106 fronts 60.9 feet on the easterly side of 15th Street, South, and runs back 169.6 feet on the North line and 163.5 feet on the Southerly line, to a dead line in the rear, measuring 36.8 feet thereon.

Being the same property conveyed to Arthur H. Stanley and wife, Jewel E. Stanley by deed from Dale C. Oates and wife, Sara L. Oates, of record in Book 2738, page 421, in the Register's Office for Davidson County, Tennessee.The said Arthur H. Stanley died leaving Jewell E. Stanley as the surviving tenant by the entirety.Jewel E. Stanley having since remarried and now being known as Jewel E. Curtis.

Being the same property conveyed to Jewel E. Curtis by Quitclaim deed from Jewel E. Curtis and Harold D. Curtis, Trustee of record in Book 10413, page 555, Register's Office for Davidson County, Tennessee, dated April 10, 1997 and recorded on April 11, 1997, and Probate on Jewel E. Curtis, Case No. 20P276, Deceased.

Being also known as 601 S 15th St Nashville, Tennessee 37206.

Jewel E. Curtis died January 17, 2007. Her estate being administered through Davidson County to Establish a Muniment of Title to Real Estate in Case No. 20P276. Order for Muniment of Title recorded in Instrument No. 20200820-0093751, in the Register's Office for Davidson County, Tennessee. By Last Will and Testament, Codicil 1, of Jewell E. Curtis, the property was devised to Terry E. Stanley as to a Life Estate and the remainder to Kimberly D. Roe. The said Terry E Stanley having died on January 6, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48, 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: **601 S 15th St, Nashville, Tennessee 37206**.

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 12 DAY OF MARCH, 2021.

Kimberly D. Roe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY D. ROE, 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 12th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212