WARRANTY DEED

Karen Johnson Davidson County
Batch# 621392 DEEDWARR
04/23/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210423-0054552

File No. BC-21-470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 11/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren K. Dowling	New Owner	
(NAME)	(NAME)	
1500 Stratton Avenue		083-05-0-430.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anne Killough f/k/a Anne Killough Guthrie**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren K. Dowling, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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 Westerly 100.0 feet of Lot No. 13 on the Map showing Olivia W. Sharpe's Second Addition to Nashville. of record in Plat Book 421, Page 176, Register's Office for Davidson County, Tennessee.

Beginning at the Southeast corner of 15th Street and Stratton Avenue, being the Northwest corner of said Lot No. 13; thence with the Easterly margin of said Street, Southerly 71.0 feet to the Southwest corner of said Lot; thence with the South line of said Lot, Easterly 100.0 feet; thence Northerly and parallel with said Street, 71.0 feet, more or less, to the Southerly margin of Stratton Avenue; thence with the Southerly margin of said Avenue, Westerly 100.0 feet to the beginning.

Being the same property conveyed to Anne Killough Guthrie and James Edward Guthrie, wife and husband by Warranty deed from Robert Benton Blackwell, an unmarried man and Thomas Edward Dill, an unmarried man of record in Instrument No. 20180711-0067225 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 11, 2018.

Being the same property conveyed to Anne Killough Guthrie, married by Quitclaim Deed deed from James Edward Guthrie, married of record in Instrument No. 20190301-0018542 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on March 01, 2019.

This is property more commonly known as 1500 Stratton Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 21st day of April, 2021.

Anne Killough by Ryan Lux attorney in fact

Anne Killough by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Anne Killough, and that this instrument was executed on behalf of the said Anne Killough for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __*_____, page _____, in the Register's Office for Davidson County, Tennessee. * 202104230054551

Witness my hand, at office, this 21st day of April, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024