Karen Johnson Davidson County
Batch# 643193 DEEDWARR
05/24/2021 01:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210524-0070095

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Matthew J. McElravy Leslie E. McElravy	Primary Residential	119-6-51.00
93 Jay Street Nashville, TN 37210	4750 West Wiley Post Way Salt Lake City, UT 84116	

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][A][i]).

Matthew J. McElravy
AFFIANT

AMANDA HAWKSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this May 4, 2021.

Amanda Hawksley
Notary Public

My Commission Expires: 11-8-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew J. McElravy, who is now married**, and for the sole and exclusive purpose of creating tenancy by the entirety, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Matthew J. McElravy and Leslie E. McElravy, Husband and Wife**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

Whenever 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 HAND this this May 4, 2021.

By: Matthew J. McElravy
Matthew J. McElravy

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 Matthew J. McElravy, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this this May 4, 2021.

Miranda Hambley
NOTARY PUBLIC

My Commission Expires: 11-8-21

MIRANDA HAMBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

Property Description

Said property is described to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 19, STERLING HEIGHTS, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 104, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Matthew J. McElravy, unmarried, by Warranty Deed of record from Sandra Chamberlain, unmarried, in Instrument No. 20101223-0102228, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to (i) instruments of record in Book 1424, Page 104; said Register's Office; and (ii) any and all existing easements and restrictions as shown of record not stated herein.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 93 Jay Street, Nashville, TN 37210.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk 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: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023