Karen Johnson Davidson County
Batch# 681670 DEEDWARR
07/22/2021 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20210722-0098501

STATE OF Tennessee
COUNTY OF Davidson

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2021.

Notary Public
MY COMMISSION EXPIRES: 02-01-2025
File No. G21-13105

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathrine McKinnon Gardner (NAME)	Legacy Home Loans LLC (NAME)	094050124.00
1101 Ozark Street (STREET ADDRESS)	4014 Hillsboro Pike STE 216B (STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Lynn Eldridge, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathrine McKinnon Gardner**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 2 on the Plan of Resubdivision of Part of Lot 86 Map of Haynie's Central Park Plan of record in Instrument No. 20121228-0120024, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynn Eldridge, unmarried woman, by Warranty Deed from Aerial Infill, LLC of record in Instrument No. 20190708-0066119 in the Register's Office of Davidson County, Tennessee, dated July 3, 2019 and recorded on July 8, 2019.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1101 Ozark Street, Nashville, TN 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 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. 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/our hand~~(s)~~ this 19th day of July, 2021.

Lynn Eldridge

Lynn Eldridge

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this 19th day of July, 2021, before me personally appeared Lynn Eldridge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2021.

Deanna L Cooper

Notary Signature
My commission expires: 6/11/24

DEANNA L. COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Patricia Nicker, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/20/2021 (date of document).

Affiant Signature

07/20/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

