WARRANTY DEED

Karen Johnson Davidson County
Batch# 684407 DEEDWARR
07/27/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20210727-0100606

File No. LG-21-968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Kathleen McElroy	Kathleen McElroy	
(NAME) 1417 Holly Street	(NAME) 408 S. 15th St. B	083-09-0-429.00
(ADDRESS) Nashville, TN 37206	(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, **Joshua L. Hunter, a married man, and K. Ryan Meadows, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen McElroy,** , 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:

Located in Davidson County, Tennessee and being Lot. No. 19 of Block "B" on the Plan of the Subdivision of the Lindsley Home Place, of record in Plat Book 2, Page 92, of the Chancery Court et Nashville.

Said Lot No. 19 fronts 50 feet on the north side of Holly Street, formerly Chadwell Avenue; and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to RADInvestment, LLC, a Tennessee limited liability company, by Warranty Deed from Ray D. Hogue, unmarried, and Dorothy E. Nickens, married, of record in Instrument No. 20140124-0006903, Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on January 24, 2014.

Being the same property conveyed to Arevalos Family Trust by Quitclaim Deed from RADinvestment, LLC, a Tennessee Limited Liability Company. of record in Instrument No. 20140922-0086835, Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 22, 2014.

Being the same property conveyed to Joshua Hunter by Warranty deed from Enrique R. Arevalos and Sandra L. Arevalos, Trustees of the Arevelos Family Revocable Living Trust Agreement U/A/D November 9, 1988, as amended of record in Instrument No. 202105030058721 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 3, 2021.

Being further conveyed to Joshua L. Hunter and K. Ryan Meadows by Quitclaim Deed from Joshua L. Hunter, dated 7/21/21, recorded 7/23/21 and appearing of record at Instrument No. 20210723-0099264, Register's office for Davidson County, Tennessee.

This is property more commonly known as 1417 Holly Street, Nashville, TN 37206

Subject property has never been a marital residence of either Grantor.

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 23rd day of July, 2021.

Joshua L. Hunter

K. Ryan Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me personally appeared Joshua L. Hunter and K. Ryan Meadows, 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 23rd day of July, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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 **July 23, 2021**.

Date

Affiant Signature

July 23, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025