Karen Johnson Davidson County
Batch# 688055 DEEDWARR
07/30/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20210730-0103096

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurel Kittleson	Laurel Kittleson	
(NAME)	(NAME)	16108010500
5224 Greenleaf Drive	5224 Greenleaf Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, WE, **James Anthony McElroy and Melissa McElroy, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurel Kittleson and James Cobb, Wife and Husband** , 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 Lot No. 1 on the Plan of Final Plat, First Revision, Resubdivision of Lot 10 - Kingswood Park of record in Plat at Instrument No. 20031023-0156745, 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 James Anthony McElroy and Melissa McElroy, by virtue of that certain Quit Claim Deed dated November 25, 2015, and being of record at Instrument No. 20151015-0121941 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James A. McElroy and Melissa S. Zahn, both unmarried, with right of survivorship, by virtue of Warranty Deed dated December 31, 2009 at Instrument No. 20100303-0016261 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20031023-0156745, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 5224 Greenleaf Dr. Nashville, TN 37211 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20 day of July, 2021.

James Anthony McElroy

Melissa McElroy

STATE OF Texas
COUNTY OF Gregg

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Anthony McElroy and Melissa McElroy**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of July, 2021.

Notary Public

My Commission Expires: 9-25-24

EMILY JONES
Notary Public
State of Texas
ID # 13269630-4
My Comm. Expires 09-25-2024

Certificate of Authenticity

I, Holly A. Mason, 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 7/29/21.

Holly A Mason
Affiant Signature

7/29/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2021.

Angela G. Batson
Notary's Signature (Notary Seal)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

My Commission Expires: 9-7-21