Karen Johnson Davidson County
Batch# 691519 DEEDWARR
08/05/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20210805-0105623

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $329,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darla Emberton	**First Horizon Bank**	**10802001000**
931 Shauna Dr	**1639 Medical Center Parkway Suite 203**	
Nashville, TN 37214	**Murfreesboro, TN 37129**	

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 HEREBY ACKNOWLEDGE, WE,

Marcelle C Talley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darla Emberton, unmarried woman

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. 37, on the Plan of Malvin Heights, of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to George M. Talley and wife, Marcelle C. Talley, by Warranty Deed from H. H. Richardson, Trustee, dated September 4, 1957, of record in Book 2696, Page 439, Register's Office for Davidson County, Tennessee. George M. TAlley died on 2/16/94 leaving Marcelle C. Talley as surviving tenant by the entirety

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 931 Shauna Dr, Nashville, TN 37214.

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 in 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.

Marcelle C. Talley by Brenda J. Mohlere attorney in fact Date: 7/30/21
Marcelle C Talley
By Brenda J. Mohlere

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brenda J. Mohlere with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Marcelle C Talley, and is authorized by her to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book 202108050105622 Page _____, in said Register's Office.

Witness my hand, at office, this 30th day of July 2021, _____.

NOTARY PUBLIC B. LEE MARK

My Commission Expires: 9/24/21

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Mark D. Leedom, 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

7/30/21.
Date

Affiant Signature

7/30/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30 day of July, 20____.

Notary's Signature

My Commission Expires: 11-17-24
Date

Notary's Seal (if on paper)

KATHRYN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY