Karen Johnson Davidson County
Batch# 724186 DEEDWARR
09/27/2021 11:26:20 AM 2 pgs
Fees: $13.00 Taxes: $2,956.30
20210927-0129373

WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of September, 2021

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. TR-21-1250

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
Lauren A. Carter	new owner	
(NAME)	(NAME)	082-08-0-057.00
617 Neill Avenue		
(ADDRESS)	(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, **Molly Sears, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren A. Carter, an unmarried woman**, 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. 62 of McWhirter Tract on the Plan of Map of Bransford Realty Company Subdivision of the McWhirter Tract and of the Love- McFerrin Tract of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 35 feet on the Easterly side of Neill Avenue, and runs back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Molly Sears, unmarried by Warranty deed from Thomas H. Smith, III, married of record in Instrument No. 20200902-0100043 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 02, 2020.

Being a portion of the same property conveyed to Molly Sears, unmarried by Quitclaim deed from Molly Sears, unmarried of record in Instrument No. 20201026-0123549 Register's Office for Davidson County, Tennessee, dated October 22, 2020 and recorded on October 26, 2020.

This is property more commonly known as 617 Neill Avenue, Nashville, TN 37206.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-TRA-21-617

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 17th day of September, 2021.

Molly Sears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2021, before me personally appeared Molly Sears, 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 17th day of September, 2021.

Notary Signature
My commission expires:

