Name and Address of New Owner:
Kathleen Maguire
505 Church Street
Apartment 403
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 763673 DEEDWARR
12/01/2021 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211201-0158460

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11911012400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary E. Todd, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathleen Maguire, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 108 of Mashburn Heights of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 160 feet on the northwest side of Thompson Lane and runs back 200 feet on the southwest line and 212.9 feet on the northeast line to a dead line in the rear on which it measures 160.3 feet thereon.

Being the same property conveyed to Mary E. Todd, unmarried by Warranty Deed from Peggy V. Stumph, unmarried dated May 16th 2005 and recorded June 20th 2005 of record in Instrument No. 20050620-0070173, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 58 East Thompson Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2021.

Mary E. Todd (SEAL)
Mary E. Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared Mary E. Todd, 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 November, 2021.

WILLIAM D. GOTTEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of November, 2021.

Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

202112010158460

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/19/21 (date of document).

Connie Taylor
Affiant Signature

11/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

