WARRANTY DEED

Karen Johnson Davidson County
Batch# 773976 DEEDWARR
12/15/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211215-0165438

File No. JN-21-1636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

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
Cheyenne Smith and Amy L. Smith	New Owner	
(NAME)	(NAME)	
601 South 15th Street		094-01-0-393.00
(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, **Kathleen McElroy, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheyenne Smith and Amy L. Smith, a married couple**, 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:

Certain real estate in Davidson County, Tennessee, described as follows: Being Lot No. 106 on the Map of Shelby Village, No Two, as of record in Book 1835, page 48, Register's Office for said county.

Said Lot No. 106 fronts 60.9 feet on the easterly side of 15th Street, South, and runs back 169.6 feet on the North line and 163.5 feet on the Southerly line, to a dead line in the rear, measuring 36.8 feet thereon.

Being the same property conveyed to Arthur H. Stanley and wife, Jewel E. Stanley by deed from Dale C. Oates and wife, Sara L. Oates, of record in Book 2738, Page 421, in the Register's Office for Davidson County, Tennessee.

The said Arthur H. Stanley died leaving Jewell E. Stanley as the surviving tenant by the entirety.

Jewel E. Stanley having since remarried and now being known as Jewel E. Curtis.

Being the same property conveyed to Jewel E. Curtis by Quitclaim deed from Jewel E. Curtis and Harold D. Curtis, Trustee of record in Book 10413, page 555, Register's Office for Davidson County, Tennessee, dated April 10, 1997 and recorded on April 11, 1997.

Jewel E. Curtis died January 17, 2007. Her estate being administered through Davidson County to Establish a Muniment of Title to Real Estate in Case No. 20P276. Order for Muniment of Title recorded in Instrument No. 20200820-0093751, in the Register's Office for Davidson County, Tennessee. By Last Will and Testament, Codicil 1, of Jewell E. Curtis, the property was devised to Terry E. Stanley as to a Life Estate and the remainder to Kimberly D. Roe.

Terry E Stanley died January 6, 2021.

Being the same property conveyed to Kathleen McElroy, Unmarried by Warranty deed from Kimberly D. Roe, Married of record in Instrument No. 20210316-0034632 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 16, 2021.

This is property more commonly known as 601 South 15th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 10th day of December, 2021.

Kathleen McElroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2021, before me personally appeared Kathleen McElroy, 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 10th day of December, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **December 10, 2021**.

Affiant Signature

12/10/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

10th day of **December**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON