(1)

Karen Johnson Davidson County
Batch# 807799 DEEDWARR
02/17/2022 12:20:43 PM 2 pgs
Fees: $13.00 Taxes: $1,546.60

20220217-0018551

Return To:
McCann & Hubbard
1604 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P22-4235-WE

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$418,000.00.**

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2022.

~~Notary Public~~

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mallory Elizabeth See	Mallory Elizabeth See	MAP:
907 Matthews Avenue	907 Matthews Avenue	PARCEL:
Nashville TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANTHONY ALDRIDGE, married**

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

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. 13 on the Plan of Curley Manor Subdivision of record in Plat Book 1835, Page 73, 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 Carol Hogue and husband Anthony Aldridge by Warranty deed from Terry M. West and wife, Becky West of record in Instrument No. 20041103-0132770 Register's Office for Davidson County, Tennessee, dated October 28, 2004 and recorded on November 03, 2004.

Being the same property conveyed to Leslie Hogue and Anthony Aldridge, wife and husband by Quitclaim deed from Leslie Hogue, a/k/a Carol Hogue and Anthony Aldridge, wife and husband of record in Instrument No. 20101012-0081532 Register's Office for Davidson County, Tennessee, dated October 05, 2010 and recorded on October 12, 2010. The said Leslie Carol Hogue having since died on May 28, 2020.

Grantor is now married and was married 13 days prior to this conveyance. The subject property was not established as a marital residence for Grantor's wife.

This is ~~UNIMPROVED~~ IMPROVED property known as: **907 Matthews Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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(s) this the 9th day of February, 2022.

Anthony Aldridge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony Aldridge**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9 day of February, 2022.

My Commission Expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON