WARRANTY DEED

Karen Johnson Davidson County
Batch# 844253 DEEDWARR
04/22/2022 12:16:57 PM 2 pgs
Fees: $13.00 Taxes: $984.20

20220422-0046850

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $266,000.00.

Affiant

Subscribed and sworn to me on 04/19/22.

NOTARY PUBLIC

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Connor Ogden 720 McPherson Dr. Nashville, TN 37221	Planet Home Lending 321 Research Pkway, Ste 303 Meriden, CT 06450	142-14.0C-082.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elberta Express, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Connor Ogden, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit Number 28A, on the plan of MCPHERSON PLACE TOWNHOMES, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.
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> Being part of the same property conveyed to Elberta Express, Inc., a Tennessee corporation, by Warranty Deed from David Childers, married, James Thorpe, married, dated November 22, 2021 and recorded December 3, 2021, of record in Instrument No. 20211203-0160394, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 720 McPherson Dr., Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 04/19/22.

Elberta Express, Inc.

By: _____

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Alden Horton, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of ELBERTA EXPRESS, INC., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by himself as President.

Witness my hand and official seal on April 19, 2022.

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NOTARY PUBLIC

My Commission Expires: 9-8-2025

