Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-22-1514B

Karen Johnson Davidson County
Batch# 883056 DEEDWARR
07/01/2022 02:45:25 PM 2 pgs
Fees: $13.00 Taxes: $2,168.61

20220701-0076875

Warranty Deed

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $586,111.00.

julia mahroos
Affiant

Subscribed and sworn to before me, this the 21st day of June, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Julia Mahroos	New Owner(s)	072-14-0E-002.00-CO
1514B Straightway Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EMILY MEGAN MCDONALD AND PAGE M. REDDEN, A MARRIED COUPLE, FORMALLY VESTED AS EMILY MEGAN MCDONALD, A SINGLE WOMAN, AND PAGE M. REDDEN, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA MAHROOS, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B, together with the appurtenant interest in the common elements of 1514 Straightway Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20131218-0128019, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Emily Megan McDonald, a single woman by Warranty deed from Capital Homes LP, a Tennessee Limited Partnership of record in Instrument No. 20140527-0045320 Register's Office for Davidson County, Tennessee, dated May 17, 2014 and recorded on May 27, 2014. (Value of consideration shown in aforementioned deed $254,900.00.).

Being the same property conveyed to Emily Megan McDonald, a single woman and Page M. Redden, a single woman, as joint tenants with right of survivorship by Warranty deed from Emily Megan McDonald, a single woman of record in Instrument No. 20170509-0046106 Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 09, 2017.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of June, 2022.

Page M. Redden

Emily Megan McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Page M. Redden and Emily Megan McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of June, 2022.

Notary Public

My Commission Expires: 3.3.25

