Karen Johnson Davidson County
Batch# 884316 DEEDWARR
07/05/2022 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,879.60
20220705-0077588

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4834-WE

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 508,000.00.

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF July, 2022.

M Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina McMurry	New Owner	
820 Cedar Crest Drive		114-08-0A-078-00
Nashville, TN 37209		
(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, **Jeffrey E. Kingsley and Terri J. Martin n/k/a Terri J. Kingsley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina McMurry** , an unmarried woman

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. 78 on the Plan of Cedar Crest Subdivision-Phase I of record in Plat Book 6900, Page 284, 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 Jeffrey E. Kingsley, unmarried, and Terri J. Martin, unmarried, as joint tenants with right of survivorship by Warranty deed from Patricia Denny Loyd-Strong, unmarried of record in Instrument No. 20090827-0080782 Register's Office for Davidson County, Tennessee, dated August 21, 2009 and recorded on August 27, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **820 Cedar Crest Drive, Nashville, TN 37209**

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 our hands this the 1 day of July, 2022.

Jeffrey E. Kingsley

Terri J. Kingsley

STATE OF IN
COUNTY OF HARRISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey E. Kingsley** 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of July, 2022.

My Commission expires: 10/21/28

Kate Chiu

Notary Public

KATE CHIU
Notary Public - Seal
Harrison County - State of Indiana
Commission Number NP0639282
My Commission Expires Oct 21, 2028

STATE OF IN
COUNTY OF HARRISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terri J. Kingsley,** 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of July, 2022.

My Commission expires: 10/21/28

Kate Chiu

Notary Public

KATE CHIU
Notary Public - Seal
Harrison County - State of Indiana
Commission Number NP0639282
My Commission Expires Oct 21, 2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 1, 2022.

J. Carlton Drumwright

July 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 1, 2022.

Notary

My Commission Expires: 12/18/22

