Karen Johnson Davidson County
Batch# 899166 DEEDWARR
08/04/2022 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220804-0089012

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on 08/03/22.

NOTARY PUBLIC

My Commission Expires: 4-23-25

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 #
Sarah Katherine Anderson 722 McPherson Drive Nashville, TN 37221	CrossCountry mtg. LLC 6850 Miller Rd. Brecksville OH 44141	142-14-0C-083.00CO

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, a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Sarah Katherine Anderson, hereinafter called **"GRANTEE,"** her 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 28B, 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, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> 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 722 McPherson Drive, 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, her 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, her 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 08/03/22.

Elberta Express, Inc.

By: _____

Its: Alden Horton, III, 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 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 08/03/22.

_____
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8-03-2022 (date of document).

Affiant Signature

8-4-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY