Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16480

# WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 11-17-2024

Karen Johnson Davidson County
Batch# 906518 DEEDWARR
08/23/2022 09:41:20 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20220823-0094924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Victoria Curd | First Horizon Bank | |
| (NAME) | (NAME) | 148 06 0 073.00 |
| 226 Melmack Dr. | 12719 Cantrell Rd #200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Little Rock AR 72223 | |
| (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, I, **MARY L. MACDONALD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICTORIA CURD, SINGLE 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. 96 on the Plan of Murray Heights, as of record in Book 2663, Page 37, Register's Office for said County.**

**Said Lot No. 96 fronts 95 feet on the Northeasterly side of Melmack Drive, and runs back 216.74 feet on the Northwesterly line and 213.9 feet on the Southeasterly line, to a dead line in the rear on which it measures 45 feet.**

**Being the same property conveyed to Jimmy D. Lewis and Wife, Mary L. Lewis, by Warranty Deed from Bonnie B. Florence Overstreet and husband, Billy R. Overstreet, of record in Book 4179, Page 294, in the Register's Office of Davidson County, Tennessee, dated October 06, 1967 and recorded on October 09, 1967.**

**Being the same property conveyed to Mary L. Lewis, by Quitclaim Deed from Jimmy D. Lewis, of record in Book 9113, Page 240, in the Register's Office of Davidson County, Tennessee, dated October 13, 1993 and recorded on October 13, 1993.**

**Being the same property conveyed to Mary L. MacDonald, by Quitclaim Deed from James Rondal MacDonald, of record in Instrument No. 20021218-0156018, in the Register's Office of Davidson County, Tennessee, dated November 15, 2002, and recorded on December 18, 2002.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 226 Melmack Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19th day of August, 2022

Mary Linda MacDonald, by Lori West attorney in fact

MARY L. MACDONALD BY: LORI COLLETTE WEST, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of August, 2022, before me personally appeared Lori Collette West, to me known to be the person who executed the foregoing instrument on behalf of Mary L. MacDonald and acknowledged that she executed the same as the free act and deed of Mary L. MacDonald.

Witness my hand and official seal this 19th day of August, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public