WARRANTY DEED

Karen Johnson Davidson County
Batch# 908371 DEEDWARR
08/25/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20220825-0096181

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00.

Affiant

Subscribed and sworn to me on 08/ 25 /22.

Bethany D Scott
NOTARY PUBLIC

My Commission Expires: 3-28-26

BETHANY D SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

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 #
Seth Finch 602 McPherson Ct S Nashville, TN 37221	movement mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	142 14 0C 007.00CO

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 Seth Finch, 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 3A, 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, and James Thorpe, married, dated November 22, 2021, and recorded December 3, 2021, of record in Instrument Number 20211203-0160394, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 602 McPherson Ct S, 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/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she 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/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/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/ 25 /22.

Elberta Express, Inc.

By: Brenda Lewis

Its: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Brenda Lewis, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be an Authorized Agent of ELBERTA EXPRESS, INC., the within named bargainor, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by herself as Authorized Agent.

Witness my hand and official seal on 08/ 25 /22.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I, Nick Harris, 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 8/25/2022.

Date

Affiant Signature

8/25/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of August, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY