Karen Johnson Davidson County
Batch# 928010 DEEDWARR
10/11/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,947.59
20221011-0111438

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 526,375.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2022.

Notary Public

COMMISSION EXPIRES: 5/9/26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelley Engels Mayo	Same As New Owner	072-08-0-042
(NAME)	(NAME)	
1909 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, we, **Brittney L. Farrow and Joshua J. Farrow, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelley Engels Mayo, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being further described as follows:

Beginning at a point in the southern margin of McGavock Pike or Williams Perry Road, as now located, said point being 329.7 feet easterly of the easterly line of Lot No. 17 on the Plan of Waters Place, as of record in Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee; thence South 31° 45' East 320 feet to a point; thence North 58° 39' 30" East 120 feet to a point in the West line of a 4.5 acre tract of land conveyed to Tom P. Husband and wife, Addie Belle Husband, by the United States of America by deed of record in Book 1334, Page 47, in said Register's Office; thence North 31° 45' West, and along the West line of said 4.5 acre tract, 320 feet to a point in the southerly margin of McGavock Pike or Williams Perry Road; thence along the southerly margin of said Pike or Road South 58° 30' West 120 feet to the point of beginning.

Being the same property conveyed to Brittney L. Farrow and Joshua J. Farrow, wife and husband by Warranty Deed from Craig Mangum and wife, Michelle Mangum filed for record on September 9, 2020 as Instrument No. 20200908-0101550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1426 McGavock Pike (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town)(State) | 37216 (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, successors 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, 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 our hands this19th day of September, 2022.

Brittney L. Farrow

Joshua J. Farrow

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brittney L. Farrow and Joshua J. Farrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19th ay of September, 2022.

Notary Public

Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 11, 2022 (date of document).

Affiant Signature

October 11, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023