THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 946379 DEEDWARR
12/01/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20221201-0125674

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kathleen McElroy 606 South 15th Street Nashville, TN 37206	Kathleen McElroy 408 S. 15th Street Nashville, TN 37206	094-01-0-297.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Melissa Hayes, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Kathleen McElroy, unmarried**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the northerly margin of Sevier Court at the Southeast corner of Lot No. 120 on said Plan; thence with the line between said Lot Nos. 107 and 120, Northwestwardly 85 feet to common corner of Lot Nos. 107, 108, and 120; thence with the line between said Lot Nos. 107, 108 Northeastwardly 95.3 feet to the Westerly margin of South 15th Street; thence with the Westerly margin of said Street, Southeastwardly 58.7 feet to a monument at the beginning of a curve with a radius of 24 feet; thence around said curve in a Southwesterly direction 39.3 feet to a monument on the northerly margin of said Sevier Court; thence with the Northerly margin of said Sevier Court, Southwestwardly 7.5 feet to the beginning.

Being the same property conveyed to Melissa Arvik and husband, Brent Arvik by Warranty Deed from LOF Homes, LLC of record in Instrument number 20170517-0048688, dated May 16, 2017 and recorded on May 17, 2017, Register's Office for Davidson County, Tennessee.

Being further conveyed to Melissa Hayes, an unmarried woman by Warranty Deed from Melissa Arvik and husband, Brent Arvik, of record in Instrument number 20201125-0138154 dated November 20, 2020 and recorded on November 25, 2020, Register's Office for Davidson County, Tennessee

This property commonly known as 606 South 15th Street, Nashville, TN 37206*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 22 **day of November, 2022**:

Melissa Hayes

Melissa Hayes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Hayes,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of **November, 2022**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 5TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$375,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22nd DAY OF**November, 2022**:

Notary Public

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Please Return to:

Magnolia Title & Esc
1104 Fatherland Str
Nashville, TN 372

Certificate of Authenticity

I, Beth Cooper, 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 **November 22, 2022**.

Affiant Signature

November 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

22nd day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON