Name and Address of New Owner:
Elfersy Properties, LLC
3314 Granite Springs Way
Murfreesboro, TN 37130

Send Tax Bills To:
Elfersy Properties, LLC
3314 Granite Springs Way
Murfreesboro, TN 37130

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-22-3368

Map & Parcel No: 096-10-0-128.00

Karen Johnson Davidson County
Batch# 961808 DEEDWARR
01/17/2023 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20230117-0003877

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Myrna McKinley, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elfersy Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Clover Hill, Section No. V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hollace McKinley and Myrna McKinley, husband and wife, by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20220705-0076988, Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on July 05, 2022. The said Hollace McKinley predeceased his wife, Myrna McKinley who thereupon became vested with a fee simple title as surviving tenant by the entirety. Hollace McKinley died on August 16, 2022.

Property commonly known as: 2919 Leatherwood Drive, Nashville, TN 37214

This conveyance is subject to the following: 1) Property taxes for the year 2023, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share to the Grantor

who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16 day of January, 2023.

Myrna McKinley (SEAL)
Myrna McKinley

STATE OF TENNESSEE
COUNTY OF Warren

On this 16 day of January, 2023, before me personally appeared Myrna McKinley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of January, 2023.

Notary Signature
My commission expires: 04-30-25

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 17th day of January, 2023.

Notary Signature
My commission expires: 04/19/2025

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**Tennessee Certification of Electronic Document**

I, Becky A Mead, 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 January 17, 2023 (date of document).

Becky A Mead
Affiant Signature

January 17, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of January, 2023

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY