Karen Johnson Davidson County
Batch# 966556 DEEDWARR
02/02/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.03
20230202-0007869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2023.

D. Hardwick

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County Exempt

G-VRES-23-4001-A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Monica Murray	Same as	
(NAME)	(NAME)	**061-11-0-054.00**
4001 A Burrus St	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN A MENDEZ, A SINGLE MAN, AND MARGARET J MCALEXANDER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONICA MURRAY, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract Number 1 on the survey on the Northerly parts of Lot Numbers 18,19 and 20 on the Map of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Hal R. Swann, Jr., Surveyor, dated January 31, 1959, as follows:

Beginning at a point in the Westerly margin of Burrus Avenue (Woodfin Street) 150 feet Northerly from the margin of Maplewood Boulevard; thence Westerly 200.0 feet to an iron pin; thence Northerly 55.0 feet to the common corner of Tracts Number 1 and 2; thence Easterly with the line between Tracts 1 and 2, 200.0 feet to a point in the Westerly margin of Burrus Avenue (Woodfin Street); thence Southerly with the margin of said Avenue 52.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to Kevin A. Mendez and Margaret J. McAlexander by Warranty deed from Russell N. Johnston, a single man of record in Instrument No. 20200824-0095688 Register's Office for Davidson County, Tennessee, dated August 19, 2020 and recorded on August 24, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4001 A Burrus St, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF FEBRUARY, 2023.

Kevin A Mendez by Margaret Means, Attorney in Fact

Kevin A Mendez by Margaret Means,
Attorney in Fact

Margaret J McAlexander by Margaret Means, Attorney in Fact

Margaret J McAlexander by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KEVIN A MENDEZ, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN A MENDEZ.

Witness my hand and official seal, this the 1st of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARGARET J MCALEXANDER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET J MCALEXANDER.

Witness my hand and official seal, this the 1st of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 1, 2023**.

Date

D Hardwick

Affiant Signature

February 2, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026