WARRANTY DEED

Karen Johnson Davidson County
Batch# 981695 DEEDWARR
03/17/2023 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230317-0019253

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2023

D Hardwick
Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

File No. JH-23-3972

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen McElroy	Same as new owner	
(NAME)	(NAME)	
408 South 15th Street, B		08313017400
(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, I/we, **Joshua Hunter, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen McElroy, an unmarried woman,**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots 133, 134, and 135, in East Edgefield, of record in Plat Book 31, Page 147, Register's Office for Davidson County, Tennessee.

The lot herein conveyed begins on the East side of Eleventh Street at a point 84 feet North of Magnolia Street; thence at right angles to said Eleventh Street East 140 feet to a 10 foot alley; thence North with said alley, 36 feet to lots sold to Mrs. Lottie Bergman; thence parallel with the first line above 140 feet to Eleventh Street; thence with the East margin of Eleventh Street 36 feet to the beginning.

Being the same property conveyed to Joshua Hunter, a married man, by Warranty Deed from Patricia Kouns, unmarried, of record in Instrument No. 20230201-0007554, Register's Office for Davidson County, Tennessee.

***This property has been used for investment purposes only and not a marital residence.**

This is property more commonly known as 317 South 11th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 15th day of March, 2023.

Joshua Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2023, before me personally appeared Joshua Hunter, 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.

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

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 **March 15, 2023**.

Date

D Hardwick

Affiant Signature

March 16, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **March**, 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