Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002638 DEEDWARR
05/12/2023 01 10 04 PM 2 pgs
Fees $13 00 Taxes $1,424 50
20230512-0035618

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Emily McGlasson		053060b13100co
(NAME) 1837 Merritt Street	(NAME) NEW OWNER	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth Hessey, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily McGlasson, unmarried,** hereinafter called the GRANTEES, 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 Lot No 152, on the Plan of Phase 4B, Waterford, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Elizabeth Hessey, by deed of record in Instrument No 20100316-0019634, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 1837 Merritt Street, Old Hickory, TN 37138
(House Number) (Street) (P O Address) (City or Town) (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 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 hands this 11th day of May, 2023

Elizabeth Hessey

State of Tennessee
County of Davidson

Personally appeared before me Elizabeth Hessey, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 11th day of May, 2023

Notary Public
My Commission Expires

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024