Karen Johnson Davidson County
Batch# 1002709 DEEDWARR
05/12/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,767.14
20230512-0035728

WARRANTY DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chandler Telfer	Legacy Home Loans	09116008300
(NAME)	(NAME)	
4605 Elkins Avenue	2 Cadillac Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, **Jane McKellar, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chandler Telfer, an unmarried man,** 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:

BEING the Westerly 10 feet of Lot No. 504 and the Easterly 40 feet of Lot No. 506 on Block No. 23 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Parts of Lots Nos. 504 and 506 front together 50 feet on the Southerly side of Elkins, formerly Second Avenue, and run back between parallel lines 180 feet to an alley.

BEING the same property conveyed to Jane McKellar, an unmarried woman by deed dated November 2, 2018 from Samuel C. Stafford and wife, Mitzi D. Pugh Stafford of record in Instrument No. 20181109-0111009, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4605 Elkins Avenue, Nashville, TN 37209
(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 9 day of May, 2023.

Jane McKellar

Jane McKellar

State of _____
County of _____

On this 9 day of May, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jane McKellar, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this _____ day of May, 2023.

Notary Public
My Commission Expires:

File No.: 23-Telfer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of San Francisco)ss.
On 5/9/2023 before me, Alan Leong, Notary Public,
personally appeared Jane McKellar
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

ALAN LEONG
Notary Public - California
San Francisco County
Commission # 2404244
My Comm. Expires May 19, 2026

I, Kara Wall, 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 5/9/23 (date of document).

Affiant Signature

Date 5/12/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025