Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-3002

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 1004331 DEEDWARR
05/17/2023 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20230517-0037025

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63112
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tia Maria Sillers Kash C. Noble 3002 Overlook Drive Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10410019900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,050,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Michael McSurdy, unmarried, and Cecily Vann McSurdy, now known as Cecily Vann, unmarried,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Tia Maria Sillers and Kash C. Noble, Tenants in Common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 of Block 5 on the Plan of Fairfax Place of record in Book 547, pages 137 and 138, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Michael McSurdy and wife Cecily Vann McSurdy by Warranty Deed from E. W. Whitson, dated December 5, 2002 and recorded on December 10, 2002, of record in Inst. No. 20021210-0152134, Register's Office for Davidson County, Tennessee. The said William Michael McSurdy and Cecily Vann McSurdy were divorced by Final Decree Case No. 21D1089 in the Third Circuit Court for Davidson County, Tennessee. The said Cecily Vann McSurdy is now known as Cecily Vann.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters shown on the Plan of record in Book 547, pages 137 and 138, said Register's Office.

This is improved property, known as 3002 Overlook Drive, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of May, 2023.

William Michael McSurdy

Cecily Vann McSurdy now known as Cecily Vann McSurdy, now known as Cecily Vann

Cecily Vann

State of Tennessee

County of Davidson

On this 16th day of May, 2023, before me the undersigned authority, personally appeared William Michael McSurdy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

On this 16th day of May, 2023, before me the undersigned authority, personally appeared Cecily Vann McSurdy, now known as Cecily Vann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$1,050,000.00.**

Affiant

Sworn and subscribed before me this 17 day of May, 2023.

Notary

My Commission Expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Natalie A. McKee, 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 May 17, 2023.

Affiant Signature

5/17/2023
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-23-3002