Karen Johnson Davidson County
Batch# 1005669 DEEDWARR
05/19/2023 03 23 46 PM 2 pgs
Fees $13 00 Taxes $1,406 00
20230519-0037922

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000 00

Affiant

Subscribed and sworn to before me this 18th day of May, 2023

Notary Public
My Commission Expires

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 07, 2024

2023-169

Address of New Owner:	Send Tax Bills to:	Tax Information:
Markella Kyprios and Wade McClure	NEW OWNER	
5004 North Hilson Drive		161 03 0 157 00
Nashville, TN, 37211		

WARRANTY DEED

For and in 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, we

Emily Kight and Michael Kelly, tenants in common with right of survivorship,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Markella Kyprios, a single woman and Wade McClue, an unmarried man, as joint tenants with right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of McMurray Park, of record in Book 5050, Page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Kight and Michael Kelly, tenants in common with right of survivorship by Warranty Deed from David Daugherty, a single man of record in Instrument No. 20190904-0089086, Register's Office for Davidson, Tennessee, dated August 30, 2019 and recorded on September 4, 2019.

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

This is improved property located at **5004 North Hilson Drive, Nashville, TN 37211.**

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 our hands this 18th day of May, 2023.

Emily Kight

Michael Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Kight and Michael Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2023.

Notary Public – D. Shayne Adair
My Commission Expires. 06/14/2026

