NEW OWNER:
Anna Catesby McGehee
304 Marshall Street
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-260

MAP & PARCEL
071 11 0 131.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1009848 DEEDWARR
06/01/2023 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230601-0041256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Tracey Falls** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Anna Catesby McGehee, an unmarried woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The following described real property situated in the County of Davidson and State of Tennessee:

Being the Easterly part of Lot No. 60 on the Plan of Trinity Heights Addition, of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 60 fronts 50 feet on the southerly margin of Marshall Avenue and runs back between parallel lines, 150 feet to an alley, whereon it measures 50 feet.

Being the same property conveyed to Tracey Falls by Warranty Deed from James A. Harper of record as Instrument No. 20030502-0058934 in the Register's Office for Davidson County, Tennessee, dated April 30, 2003 and recorded on May 2, 2003.

Being also known as 304 Marshall Street, Nashville, TN 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of May, 2023.

Tracey Falls

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Tracey Falls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **290,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of May, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 31, 2023 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

