Karen Johnson Davidson County
Batch# 1013121 DEEDWARR
06/09/2023 09 45 31 AM 2 pgs
Fees $13 00 Taxes $1,184 00
20230609-0043931

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me this 7th day of June, 2023.

Notary Public
My commission expires: 1/26/25

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Cleven 319 Yorkshire Circle Nashville, TN 37211	New Owner	161-11-0C-049-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kevin McElroy, an unmarried man, and Sarah McElroy, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elizabeth Cleven, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Building "J" Unit No 114 on the Plan of Resubdivision of Lot 2 of Phase IV, Villages of Brentwood of record in Plat Book 6900 Page 614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin McElroy and Sarah McElroy, husband and wife, by deed from Christine M. Stenson, a married woman, of record in Instrument No. 20210929-0130882, Register's Office for Davidson County, Tennessee, and dated September 28, 2021 Kevin McElroy and Sarah McElroy having since divorced pursuant to Final Decree of Divorce of record in Docket No. 21D2014 in the Third Circuit Court for Davidson County, Tennessee

This conveyance is made subject to the following:

1 Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Villages of Brentwood of record in Plat Book 6900 Page 614 Register's Office for Davidson County, Tennessee.

3 Subject to the Covenant, Condition, or Restriction, recorded in Book 7231, Page 789 and Book 7494 Page 689 in the official records of the Davidson County Register of Deeds

This property is improved property known as 319 Yorkshire Circle, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of June, 2023

Kevin McElroy

Sarah McElroy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of June, 2023, before me personally appeared Kevin McElroy and Sarah McElroy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 7th day of June, 2023

Notary Signature
My commission expires: 2/7/27

