Karen Johnson Davidson County
Batch# 1034313 DEEDWARR
08/03/2023 12 09 07 PM 2 pgs
Fees. $13 00 Taxes $1,776 00
20230803-0060071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-06312

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lesile M. Alford 601 Press Place, Apt 117 Nashville, TN 37208	NEW OWNER	103 02 0 143.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew McCrary and Gretchen L. McCrary, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leslie M. Alford, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows to- wit

Land in Davidson County, Tennessee, being part of Lot No 25 on the map of the C C Vernon Farm, as of record in Plat Book 161, Page 164, Register's Office for said County, described as follows

Beginning at a point on the Southerly margin of Burgie Street at the Northeast corner of a part of said Lot No 25 conveyed to James Frank Williams and wife, by deed from Malcolm L. Mimms and wife, of record in Book 2332, Page 345, said Register's Office, thence with the Eastern boundary line of said Williams property South 5 deg West 79 53 feet to the Northern boundary line of a part of Lot No 25 conveyed to E. E. Hood, of record in Book 1349, Page 198, said Register's Office, said point being the Southeast corner of said Williams property, thence with the Northern boundary line of Hood property and the property conveyed to Dan W. Dreaden and wife, by deed from Margaret Green Wright, of record in Book 1516, Page 523, said Register's Office, South 86 1/2 deg. East 92 feet, more or less, to the Southwest corner of a part of Lot No 25 conveyed to Kenneth C Spencer and wife, by deed from Robert L Mimms and wife, of record in Book 2273, Page 529, said Register's Office, thence with the western boundary line of said Spencer property, Northwardly 92 feet, more or less, to the Southerly margin of said Burgie Street, Spencer's Northwest corner, thence with the Southerly margin of said Burgie Street, South 85-3/4 deg West 77 feet and North 85 deg West 15 5 feet, more or less, to the beginning.

Being the same property conveyed to Matthew McCrary and Gretchen L McCrary, husband and wife, by Warranty Deed from James B. Hickman, Co-Trustee of the Oak Street Development Trust dated May 7, 2020, of record in Instrument No. 20210126-0010997, in the Register's Office of Davidson County, Tennessee, dated January 21, 2021, and recorded on January 26, 2021

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as **5505 Burgess Avenue, Nashville, TN 37209**

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of August, 2023

Matthew McCrary

Gretchen L. McCrary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew McCrary and Gretchen L McCrary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 2nd day of August, 2023

Notary Public

My Commission Expires 06-14-25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON