Karen Johnson Davidson County
Batch# 1054060 DEEDWARR
09/26/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230926-0075519

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63275
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kory O. Cavanary 3817 Park Avenue Nashville, TN 37209	Mortgage Investors Group 8320 E. Walker Springs Ln., Ste 200 Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 09213011700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily O'Grady and Michael O'Grady, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kory O. Cavanary, an unmarried person,** 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. 8 Block 14 on the Plan of Charlotte Park Company's Second Addition of record in Plat Book 57, pages 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Emily O'Grady and Michael O'Grady, husband and wife, by Warranty Deed from Kimberly K. Blosser, now known as Kimberly Kay Estes, married dated May 15, 2018 and recorded on May 21, 2018, of record in Inst. No. 20180521-0048474, Register's Office for Davidson County, Tennessee.

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, record in Book 57, pages 160 and 161, said Register's Office.

This is improved property, known as 3817 Park 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 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 25th day of September, 2023

Emily O'Grady

Michael O'Grady

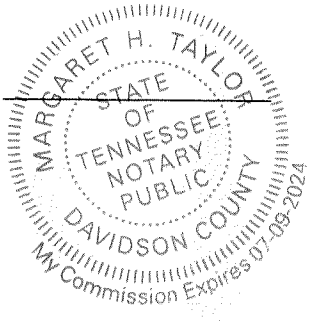
State of Tennessee

County of Davidson

On this 25th day of September, 2023, before me the undersigned authority, personally appeared Emily O'Grady and Michael O'Grady, 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:



State of Tennessee

County of Davidson

AFFIDAVIT

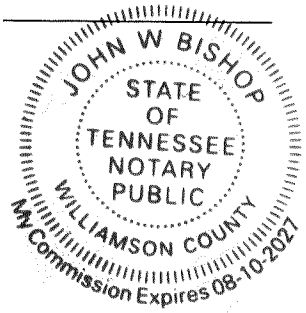
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Sworn and subscribed before me this 25 day of September, 2023.

Notary

My Commission Expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 25 day of September, 2023.

Affiant Signature
Date 9-25-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024