Karen Johnson Davidson County
Batch# 1061022 DEEDWARR
10/16/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $23,920.50
20231016-0081199

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: (DW) Title No.: 63291
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pamela Darby Bollinger 1320 Page Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13013003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$6,465,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry Hill McAlister and Emily D. McAlister, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela Darby Bollinger** 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. 1 on the Plan of Resubdivision Lot Nos. 1, 2, 3 and 4 Warner Park Subdivision, of record in Book 7900, page 471, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry Hill McAllister and wife, Emily D. McAllister by Warranty Deed from Albert Werthan and Mary Jane Werthan, husband and wife, dated June 28, 1993 and recorded on July 2, 1993, of record in Book 9002, page 447, 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; The Plan of record in Book 7900, page 471, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 1320 Page Road, Nashville, TN 37205

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 12th day of October, 2023.

Harry Hill McAlister

Emily D. McAlister

State of Tennessee

County of Davidson

On this 12th day of October, 2023, before me the undersigned authority, personally appeared Harry Hill McAlister and Emily D. McAlister, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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: $6,465,000.00.

Affiant

Sworn and subscribed before me this 16th day of October, 2023.

Notary

My Commission Expires: 6/29/27

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

CERTIFICATE OF AUTHENTICITY

I, Vicki Dutton do hereby make oath that I am a licensed attorney and/or 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 10-12-23.

Vicki Dutton

AFFIANT

DATE: 10-16-23

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 16th **day of** Oct, **2023.**

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024