BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061650 DEEDWARR
10/18/2023 09:53 57 AM 3 pgs
Fees $18 00 Taxes $370 00

20231018-0081625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF OCTOBER, 2023

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tiffanye Monee Maddox-Ming Living Trust	Same as New Owner	
(NAME)	(NAME)	
4820 Guilford Forest Dr SW		081 15 0 221 00
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30331		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NARCISSUS REGENIA WILLIAMS AND WARNER LEE MCCREARY II AND MONTGOMERY MURPHY MCCREARY AND NANCY M. WALDEN-BRADLEY AND HELEN I. MCKNIGHT AND CHARLENE KENNEDY AND VIRGIE CLARK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIFFANYE MONEE MADDOX-MING LIVING TTRUST, DATED JUNE 15, 2022,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being the Westerly 25.0 feet of the Easterly 50.0 feet of the Southerly part of Lot No. 410 Plan of D.T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for said County, in accordance with survey and plat by Hickerson & Hickerson, Engineers, dated Nov 19, 1963, as follows:

Beginning at an iron pin in the Northerly margin of Underwood Street, said iron pin being located South 64°00' West 26.5 feet from the Southeasterly corner of Lot 410 on the above referred to plan; running thence with the Northerly margin of Underwood Street, South 64°00' West 26.5 feet to an iron pin, said iron pin being the Southwesterly corner of the herein described property; running thence, leaving margin of Underwood Street, North 43°30' East 25 feet to an iron pin, thence South 43°30' East 80.2 feet to the point of beginning.

Being the same property conveyed to John D. Walden, Jr., and wife, Susie Mae Walden, by Installment Deed from Robert Osborn Mallernee, JR., and wife Sujette B. Mallernee, of record in Book 5241, page 773, in the Register's Office of Davidson County, Tennessee, dated January 09, 1978 and recorded on January 10, 1978. The said Susie Mae Percival Walden aka Susie Mae Walden having since died on November 30, 2018 and John D. Walden, Jr., having since died on March 28, 2022 devising subject property to Narcissus Reginia Williams. Also see Probate Case. 22P1109, in the Seventh Circuit court of Davidson County, Tennessee, Probate Division. Also see Affidavits of Heirship of record in Instrument Nos. 20231018-0081623 and 20231018-0081624, Register's Office for Davidson County, Tennessee.

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

This is improved x unimproved property, known as 1714 B Underwood Street, Nashville TN 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 16th day of October, 2023

Nancy M. Walden Bradley

NANCY M WALDEN-BRADLEY

Charlene Kennedy

CHARLENE KENNEDY

Virgie Clark

VIRGIE CLARK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy M Walden-Bradley, Charlene Kennedy and Virgie Clark, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2023.

Commission expires 4/21/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Witness my hand this 17th day of October, 2023

MONTGOMERY MURPHY MCCREARY BY DYLAN POTTER, ATTORNEY IN FACT

WARNER LEE MCCREARY II BY DYLAN POTTER, ATTORNEY IN FACT

NARCISSUS REGENIA WILLIAMS BY DYLAN POTTER, ATTORNEY IN FACT

HELEN I. MCKNIGHT BY DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Dylan Potter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Montgomery Murphy McCreary, Warner Lee McCreary, II, Helen I Knight, and Narcissus Regenia Williams and acknowledged that he executed the same as the free act of Montgomery Murphy McCreary, Warner Lee McCreary, II, Helen I. Knight, and Narcissus Regenia Williams.

Witness my hand and official seal this 17th day of October, 2023

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public