Karen Johnson Davidson County
Batch# 1074971 DEEDWARR
11/27/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20231127-0091203

CAITLIN MCKEIGHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$520,000.00**

Jenna Peden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF **NOVEMBER, 2023.**

C.M.McKeigh.
Notary Public

MY COMMISSION EXPIRES: 7-7-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MURRAY ALLAN & MERIDITH KREBS	Interline Mortgage Services, LLC	**083-06-0-302.00**
(NAME) **212 SCOTT AVENUE**	(NAME) 5875 N. Sam Houston Pkwy W. Ste 300	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, JOSEPHINE LYNN COLLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MURRAY ALLAN AND MERIDITH KREBS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "A" on the Plan of Tillman's Subdivision, Part 1, as of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 75 feet on the easterly side of Porter Road and runs back 300 feet, more or less, on the northerly line and 333 feet, more or less, on the southerly line to the westerly line of Lots. Nos. 7 and 8, respectively, measuring 75 feet, more or less, thereon.

Being the same property conveyed to John G. Colley, a single person, from Clovis A. Lyle, a single person, by Installment Deed dated April 23, 1996, of record in Book 10027, page 803, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John G. Colley and Josephine Lynn Colley Brandau, as tenants in common with right of survivorship, from John G. Colley, unmarried, by Quitclaim Deed dated June 20, 2000, of record as Instrument No. 200008090078907, said Register's Office.

Being a portion of the same property conveyed to Josephine Lynn Colley from John G. Colley, unmarried, and Josephine Lynn Colley Brandau, now known as Josephine Lynn Colley, unmarried, by Quitclaim Deed dated August 8, 2005 of record as Instrument No. 20051102-0132800, said Register's Office.

This conveyance is subject to matters on the Plan of record in Book 1130, page 29 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **805 PORTER ROAD, NASHVILLE, TN 37216**
(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 20 day of November, 2023.

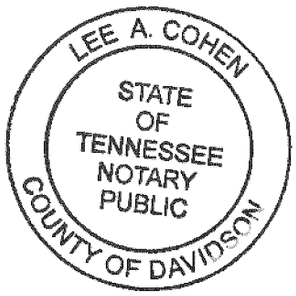
Josephine Lynn Colley
JOSEPHINE LYNN COLLEY

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 **Josephine Lynn Colley**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of November, 2023.

My Commission expires: **March 3, 2026**



Lee A. Cohen
Notary Public

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 20, 2023** (date of document).

Affiant Signature

November 22, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25