Karen Johnson Davidson County
Batch# 1076351 DEEDWARR
11/29/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,081.25
20231129-0092001

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $562,500.00.

Affiant

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this the 27th day of November, 2023.

Notary Public
My commission expires: 9/30/2024

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Debra Christine Troup | Mail Owner | 085-04-0A 498.00 |
| 4328 Stone Hall Blvd | | |
| Hermitage, TN 37076 | | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES RAYMOND MCPHERSON AND SHIRLEY LEE MCPHERSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBRA CHRISTINE TROUP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 498, on the plan of REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1, PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20181217-0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to James Raymond McPherson and Shirley Lee McPherson, husband and wife, by deed dated 01/11/2019, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20190114-0003663, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4328 Stone Hall Blvd, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 27th day of November, 2023.

James Raymond McPherson

Shirley Lee McPherson

STATE OF WI

COUNTY OF DANE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Raymond McPherson and Shirley Lee McPherson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of November, 2023.

My commission expires: 7-20-25

Notary Public

Steven Andrew Adams
Notary Public
State of Wisconsin

## Certificate of Authenticity

I, Holly A. Mason, 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 27, 2023.

Affiant Signature

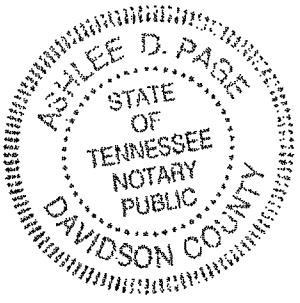
11/27/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of November, 2023.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/7/2026