WARRANTY DEED



T-TAG-23-4813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/27/25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1097527 DEEDWARR
02/02/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,025.75
20240202-0007538

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly Marie Henderson and John Hampton Pickard	New Owner	
(NAME)	(NAME)	**146-08-0-038.00**
4813 Merrill Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTYN MCKENZIE WHALEY AND STREATOR K. WARD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOLLY MARIE HENDERSON AND JOHN HAMPTON PICKARD, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 50 on the Plan of Section Two, Elysian Meadows Addition of record in Plat Book 2663, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristyn McKenzie Whaley, an unmarried woman and Streator K. Ward, an unmarried man as Tenants in Common with the Right of Survivorship by Warranty Deed from Grant Minchew and Hailey Blackburn, husband and wife of record in Instrument No. 20201125-0138168 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 25, 2020.

This conveyance is subject to:
- Taxes for the year 2024, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2859, Page 403, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 1174, Page 235, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4813 Merrill Lane, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1 DAY OF FEBRUARY, 2024.

Kristyn McKenzie Whaley

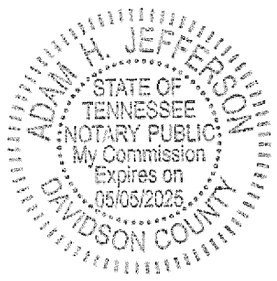
Streator K. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTYN MCKENZIE WHALEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

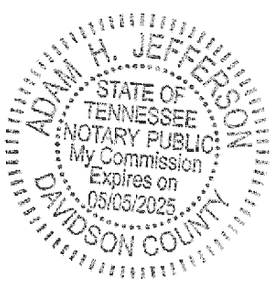


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STREATOR K. WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 02/01/2024 (date of document).

Michelle W. Kendig
Affiant Signature

02/01/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of February, 2024.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

