Karen Johnson Davidson County
Batch# 1115956 DEEDWARR
03/27/2024 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20240327-0021351

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00. Affiant Subscribed and sworn to before me this 26th day of March, 2024. Notary Public My commission expires: 7/6/2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Terrence Jamaal Locke and Christina Webb	**Terrence Jamaal Locke and Christina Webb**	**094-02-0-197.00**
1906 Electric Avenue	**1906 Electric Avenue**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Myriah Kingen, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Terrence Jamaal Locke, unmarried, and Christina Webb, unmarried, as tenants in common with right of survivorship

(hereinafter called the "Grantee"), his 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 Westerly 30 feet for Lots Nos. 93 and 94 and the Northerly 35 feet of the Westerly 30 feet of Lot No. 92 on the Plan of United Electric Railway plan of Lots, as shown by plat of record in Plat Book 161, Page 8, or the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said parts of said Lots 94, 93 and 92 fronts 30 feet on Southerly side of Electric Avenue and run back between parallel lines, 150 feet to a private alley.

Being the same property conveyed to Myriah Kingen, an unmarried woman by Warranty deed from Cole Hunt and Jennifer Hunt, husband and wife of record in Instrument No. 20200528-

LTC

0054831 Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on May 28, 2020. (Value of consideration shown in aforementioned deed $685,000.00.)

This is improved property known as **1906 Electric Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of March, 2024.

Myriah Kingen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Myriah Kingen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of March, 2024.

Notary Public
My Commission Expires: 03/16/2025

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 24-001368-524

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LTC

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 26, 2024**.

Affiant Signature

March 27, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

27th day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires