Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-24-1200

Karen Johnson Davidson County
Batch # 1121765 DEEDWARR
04/11/2024 02:18:16 PM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20240411-0025891

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of April, 2024

Notary Public

Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily L. Jorgenson 7064 River Road Pike Nashville, TN 37209	1036 Stearman Dr. Ste. 6 White House, TN 37188 Steadfast Mortgage	101-00-0-065.01

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/WE,

Erika A. McKee, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily L. Jorgenson

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 a one acre tract on the south side of River Road, more particularly described in a survey by John Kohl, dated October 31, 1969, as follows:

BEGINNING at a point in the center of River Road, said point being the Northeasterly corner of the Ernest Biggs property; thence South 2 degrees West 419 feet to a point; thence South 81 degrees East 104.5 feet to a point; thence North 2 degrees East 420 feet to a point in the center of River Road; thence North 83 degrees West with the center of River Road, 105 feet to the point of beginning.

Being the same property conveyed to Erika A. McKee, an unmarried woman by Warranty Deed from Charles Hightower, married, dated April 04, 2018 and recorded May 02, 2018 in Instrument No. 20180502-0041718, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7064 River Road Pike, Nashville, TN 37209

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 so 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.

Dated this the 8th day of April, 2024.

Erika A McKee

Erika A. McKee

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

On this 8th day of April, 2024, before me personally appeared Erika A. McKee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2024.

Jesica Hooper

Notary Signature
My commission expires: 8 MARCH 2026

JESICA HOOPER
NOTARY
MY
COMMISSION EXPIRES
3/8/2026
PUBLIC
BUNCOMBE COUNTY, N.C.