Karen Johnson Davidson County
Batch# 1138665 DEEDWARR
05/23/2024 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240523-0038528

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
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 $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Roy McPherson	New Owner	091 13 0 337.00
(NAME) P.O. Box 90307	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph P. Agee, and Mark A. Johnson** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Roy McPherson, a single man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 6004 Lenox Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantors covenant with Grantee that Grantors own the Property as Grantors' sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 23rd day of May, 2024.

GRANTORS:

Joseph P. Agee

Mark A. Johnson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Joseph P. Agee and Mark A. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23 day of May, 2024.

Notary Public

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

My Commission Expires: 7-7-25

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 9 in Cowden Subdivision, Section IV, not of record, and being further described as follows: BEGINNING on a stake in the North boundary line of Lenox Avenue and running North 10 deg. 4' West 175 feet to a stake; thence South 72 deg. 16' West 21.7 feet to a stake; thence South 70 deg. 41' West 27.8 feet to a stake; thence South 9 deg East 159.5 feet to a stake in the North boundary line Lenox Avenue; thence with this boundary line North 85 deg East 53.8 feet to the beginning.

BEING the same property conveyed to JOSEPH P. AGEE and MARK A. JOHNSON, as tenants-in-common with rights of survivorship, by SPECIAL WARRANTY DEED from MALCOLM FURLOUGH, as heir-at-law to LUTHER J. FURLOUGH, deceased, of record in Instrument No. 20190726-0073663, in the Register's Office for Davidson County, Tennessee, dated July 12, 2019, and recorded on July 26, 2019.

BEING the same property conveyed to JOSEPH P. AGEE and MARK A. JOHNSON, as tenants-in-common with rights of survivorship, by Quitclaim Deed from JUDY SHEPHARD FURLOUGH, MICHELLE FURLOUGH DAVIS, RICHARD FURLOUGH, GLADYS M. FURLOUGH, CHRISTOPHER T. FURLOUGH, TERRY L. FURLOUGH, REGINA CAMPBELL, LORA CAMPBELL, SHERRY CAMPBELL, HURLEY JAMES CAMPBELL, AND GARY WAYNE CAMPBELL, of record in Instrument No. 20230105-0000833, in the Register's Office for Davidson County, Tennessee, dated January 11, 2022, and recorded on January 5, 2023. See Affidavits of Heirship of record in Instrument Nos. 20211012-0136790 and 20211012-0136791, said Register's Office.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 May 23, 2024.

Signature
Date: May 23, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of May, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025