Karen Johnson Davidson County
Batch # 1139879 DEEDWARR
05/28/2024 02:18:49 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20240528-0039476

PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63665
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| William Michael McSurdy<br>715 Benson Street<br>Nashville, Tennessee 37206 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 08306023200

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$155,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Helen Juanita Stephens, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William Michael McSurdy** hereinafter called the **Grantee,** Grantee's 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 Lot No. 12 and the southerly 10 feet of Lot No. 13 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County.

Said Lot No. 12 and the part of Lot No. 13 front together 60 feet on the easterly side of Benson Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Vergil W. Stephens and wife, Helen Juanita Stephens, by Warranty Deed from Lorice B. Anderson and wife, Byron Anderson, dated February 27, 1962 and recorded on February 27, 1962 of record in Book 3343, page 417, Register's Office for Davidson County, Tennessee. The said Vergil W. Stephens has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan of record in Book 332, page 17, said Register's Office.

**This is improved property, known as 715 Benson Street, Nashville, TN 37206**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 24th day of May, 2024

Helen Juanita Stephens

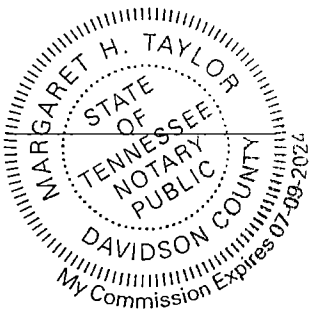
**Helen Juanita Stephens**

**State of Tennessee**

**County of Davidson**

On this 24th day of May, 2024, before me the undersigned authority, personally appeared Helen Juanita Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:




Margaret H Taylor

Notary

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

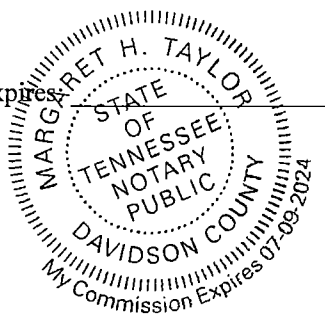
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $155,000.00.

Michael McGuire

Affiant

Sworn and subscribed before me this 23rd day of May, 2024.

My Commission Expires:




Margaret H Taylor

Notary