Karen Johnson Davidson County
Batch# 1142480 DEEDWARR
06/03/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20240603-0041358

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,150,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Andrew Lee McLellan Elizabeth Smith McLellan 6112 Melbourne Drive Nashville, TN 37215	SAME AS OWNER	MAP 158 GROUP 03 0 PARCEL 050.00

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, we,

Stacie Fredrich

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew Lee McLellan and Elizabeth Smith McLellan, husband and wife

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 Lot No. 484 on the Plan of Hillsboro Park, Section VIII, of record in Plat Book 2663, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 484 fronts 272 feet on the southerly side of Melbourne Drive and runs back between lines 217.4 feet on the east line and 200 feet on the westerly line to a dead line in the rear on which it measures 179.1 feet.

Being the same property conveyed to Stacie Fredrich by Warranty Deed from James R. Nolan, dated November 17, 2023 and filed of record December 11, 2023 in Instrument No. 20231211-0095227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **6112 Melbourne Drive, Nashville, Tennessee 37215.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 do 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.

WITNESS my hand and official seal at office this 28th day of May, 2024.

Stacie Fredrich

Stacie Fredrich

STATE OF Minnesota
COUNTY OF Hennepin

married the 5/28/2024

Personally appeared before me, Stacie Fredrich, ~~unmarried~~, with whom I am personally acquainted, (or who 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.

Witness my hand. at office, this 28th day of May, 2024.

NOTARY PUBLIC Holly L. Kastl

My Commission Expires:
01/31/2025

HOLLY L KASTL
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 24, 2024**.

Affiant Signature

June 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2024.

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

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25