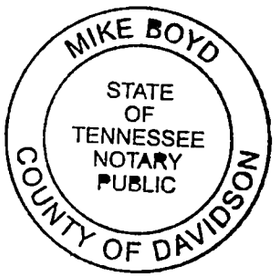
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$445,000.00.**

Anna Elizabeth Geoghagan
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson
Batch # 1151038
06/26/2024 11:00:42 AM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20240626-0047815

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anna Elizabeth Geoghagan	**Primis Mortgage Company**	**091-11-0-087.00**
4610 Illinois Ave	**5535 Currituck Drive, Suite 120**	
Nashville, TN 37209	**Wilmington, NC 28403**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lisa Anderson and Michael Chase Waldrop, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna Elizabeth Geoghagan, unmarried woman

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 the westerly 7 feet of Lot No. 517, all of Lot 519 and the easterly 14 feet of Lot No. 521 of Block 87, Plan No. 1 of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 517, all of Lot 519 and part of Lot 521 front together 46 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property vested in Lisa Anderson, an unmarried woman and Michael Chase Waldrop, an unmarried man, as tenants in common, by Warranty Deed dated July 30, 2015, from Brandon Payne and Tirzah Payne, husband and wife, of record in Instrument No. 20150803-0076114, Corrected by Scrivener's Affidavit of record in Instrument No. 20151002-0100540, Register's Office for Davidson, County, Tennessee, subject to:

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the plan of record in Plat Book 57, pages 74 & 75, said Register's Office.**

Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved property, known as: **4610 Illinois Ave, 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 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/our hand(s) this **25th** day of **June, 2024.**

Lisa Anderson

Michael Chase Waldrop

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Lisa Anderson and Michael Chase Waldrop,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2024.**

Notary Public

My Commission Expires: 5/9/2026

