Karen Johnson
Batch # 1153704
07/02/2024 10:39:25 AM
Fees: $13.00 Taxes: $1,941.39
Davidson County
DEEDWARR
2 pgs
20240702-0049835

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Jess Herbert
702 Groves Park Rd.
Nashville, TN 37206

SEND TAX BILLS TO
Mortgage Investors Group
8320 E Walker Springs Lane. Ste 200
Knoxville. TN 37923

MAP/PARCEL
083-07-0-199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SAMUEL J. TOLVER AND MARGARET R. TOLIVER, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **JESS HERBERT** ("Grantee" herein), his heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled the Plan of Rolling Acres No. Two, Section One, of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SAMUEL J. TOLIVER AND MARGARET R. TOLIVER, HUSBAND AND WIFE, by deed from MICHAEL ST. CROIX, AN UNMARRIED MAN, of record in Instrument No. 20180705-0064831, dated July 2, 2018, said Register's Office.

This is improved property known as: 702 Groves Park Rd., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this _____day of June, 2024.

SAMUEL J. TOLIVER

MARGARET R. TOLIVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **SAMUEL J. TOLIVER AND MARGARET R. TOLIVER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 28th day of June, 2024.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$524,700.00.**

Affiant

Sworn to and subscribed before me this 28th day of June, 2024.

Notary Public

ASHLEE M. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES FEB. 24, 2027
COUNTY OF DICKSON

My Commission Expires: