This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1169128 DEEDWARR
08/14/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20240814-0062031

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $364,000.00

Affiant Signature

Subscribed and sworn to before me on this the 13 Day of Aug, 2024

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Morgan Presley
513 Raymond St
Nashville, TN 37211
SEND TAX BILLS TO:
Morgan Presley
513 Raymond St
Nashville, TN 37211
MAP AND PARCEL NUMBER: 13301027800

WARRANTY DEED
24NT00819

Effective the 13 Day of AUG, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hostettler Realty, LLC

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

Morgan Presley, unmarried woman

Hereinafter called the GRANTEES, their 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. 262 on the Map of Sunrise Heights, Second Plan of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

SAID lot fronts 50 feet on the South side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hostettler Realty, LLC from Michelle J. Hall, a single woman, by Warranty Deed dated 04/09/2024 and recorded 04/17/2024 in Instrument No. 20240417-0027263, Register's Office of said County.

Being the same property conveyed to Michelle J. Hall from Billy J. Thompson, Sr. and wife Delores E. Thornton, by Warranty Deed dated 04/28/2006 and recorded 05/02/2006 in Instrument No. 20060502-0050750, Register's Office of said County.

This is an improved property commonly known as: 513 Raymond St, Nashville, TN 37211-2831

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13 day of AUG, 2024

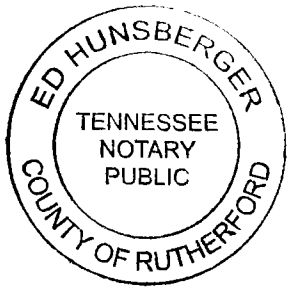
Hostettler Realty, LLC

By: Kristin Hostettler Laine
It: Member

State of TN)
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kristin Hostettler Laine, with whom I am personally acquainted and who, upon oath, acknowledged herself to be member of Hostettler Realty, LLC, the within named bargainer, a corporation, and that such Member, executed the foregoing instrument for the purpose therein contained.

Notary Public
My Commission expires: 1/25/26.



Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/13/24 (date of document).

Emma Howard
Affiant Signature

8/13/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of August, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL