Karen Johnson
Batch # 1182262
09/16/2024 04:11:32 PM
Fees: $13.00 Taxes: $2,608.50
Davidson County
DEEDWARR
2 pgs
20240916-0071580

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $705,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2024.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Noah Pine Emilie Stearns Pine	Legacy Home Loans, LLC dba Steadfast Mortgage	061-07-0-199.00
4307 Glynda Drive	408 Highway 76	
Nashville, TN 37216	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA ELROD AND IVY R. ELROD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL NOAH PINE AND EMILIE STEARNS PINE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 16 on the Plan of Young Dale Subdivision of record in Book 2330, Page 22 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Josh S. Elrod and Ivy R. Elrod by Warranty Deed from Stella Houses, LLC, a Tennessee limited liability company of record in Instrument No. 20141010-0094188 Register's Office for Davidson County, Tennessee, dated October 8, 2014 and recorded on October 10, 2014.

Being the same property conveyed to Joshua Elrod and Ivy R. Elrod, husband and wife, as joint tenants with right of survivorship by Quitclaim Deed from Josh S. Elrod, also known as Joshua Elrod and Ivy R. Elrod of record in Instrument No. 20220915-0102780 Register's Office for Davidson County, Tennessee, dated September 2, 2022 and recorded on September 15, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4307 Glynda Drive, Nashville, TN 37216, but 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.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of September, 2024.

Joshua Elrod

Ivy R. Elrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Elrod and Ivy R. Elrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2024.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027