WARRANTY DEED

Karen Johnson Davidson County
Batch# 1189663 DEEDWARR
10/03/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20241003-0076899

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00.

Affiant

Subscribed and sworn to me on 10/02/2024.

NOTARY PUBLIC

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Garla Hill 713 McPherson Drive Nashville, TN 37221	Same	142-14-0C-008.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elberta Express, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Garla Hill, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Unit Number 3B, on the Plan of McPherson Place Townhomes as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions, and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being a portion of the same property conveyed to Elberta Express, Inc., a Tennessee corporation by Warranty Deed from David Childers, married James Thorpe, married (by David Childers, his attorney in fact by virtue of Power of Attorney recorded in Instrument No. 20211203-0160393, Register's Office for Davidson County, Tennessee), of record in Instrument No. 202112030-0160394 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 03, 2021 and Corrected Certificate of Acknowledgement recorded on August 17, 2022 in Instrument No. 20220817-0093170.
>
> This is improved property known as 713 McPherson Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 this 10/02/2024.

Elberta Express, Inc., a Tennessee corporation

By: Brenda Lewis
Its: Authorized Agent

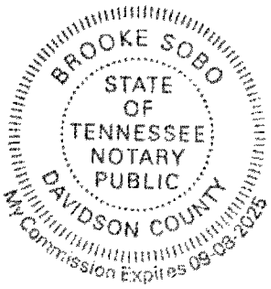
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Brenda Lewis, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be an Authorized Agent of ELBERTA EXPRESS, INC., a Tennessee corporation, the within named bargainor, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by herself as an Authorized Agent.

Witness my hand and official seal on 10/02/2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 2, 2024.

J. Carlton Drumwright

October 2, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 2, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY