Karen Johnson Davidson County
Batch# 1191030 DEEDWARR
10/08/2024 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20241008-0078063

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** Montgomery

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2024.

Notary Public

My commission expires: 4-18-26

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Karen E. Larson and Scott L. Larson** | New Owner | **104-15-0-258.00** |
| **2416 W Linden Ave** | | |
| **Nashville, TN 37212** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**James K. Efinger and Tracy R. McGrath, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Karen Elizabeth Larson and Scott Lawrence Larson, as joint tenants with right of survivorship**

(hereinafter called the "Grantee"), his 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. 14 on the Plan of Resubdivision of certain lots in Linden and West Linden of record in Plat Book 1130, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to James K. Efinger, Unmarried Man and Tracy R. McGrath, an unmarried woman by Warranty Deed from Hyde Construction Group, LLC, a Tennessee limited liability company of record in Instrument No. 20220202-0012250 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on February 02, 2022.

This is improved property known as **2416 W Linden Ave, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of October, 2024.

James K. Efinger

Tracy R. McGrath

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James K. Efinger and Tracy R. McGrath, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of October, 2024.

Notary Public
My Commission Expires: 03/14/2025

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 24-001697-524

# Certificate of Authenticity

I, Joshua A. Terry, 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 10/04/2024.

Affiant Signature – Joshua A. Terry

10/08/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/08/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27