Karen Johnson
Batch # 1198567
10/30/2024 09:39:02 AM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20241030-0083368

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00 Affiant Subscribed and sworn to before me, this the 29th day of October, 2024 Notary Public My Commission Expires: 5-9-26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Carrie McMahon	NEW OWNER	061-10-0-072
3845 Edwards Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Jessica L. Lovell and Samuel D. Lovell, wife and husband

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carrie McMahon, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in in Davidson County, Tennessee, being Lot No. 9 on the Plan of Maplewood Heights Resubdivision, of record in Plat Book 4885, Page 27, 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 Jessica L. Lampley and Samuel D. Lovell, wife and husband, by Warranty Deed from Hollace McKinley and Myrna McKinley, dated 5/1/2018 and recorded 5/3/2018 in Instrument No. 20180503-0042235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: all existing easements and all other matter shown on plat of record in Plat Book 4885, Page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as 3845 Edwards Avenue, Nashville, TN 37216

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; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, 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.

Witness my/our hand(s) this 28th day of October, 2024

Jessica L. Lovell

Samuel D. Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Jessica L. Lovell and Samuel D. Lovell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2024.

Notary Signature
My commission expires: 8.19.2028

