WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212988 DEEDWARR
12/06/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20241206-0094717

File #24-PA-1427-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catharine Carson Efird	**New Owner**	
(NAME)	(NAME)	**061 16 0 339.00**
1427 Greenland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARGARET LORI MITCHELL, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CATHARINE CARSON EFIRD, AN UNMARRIED PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, Tennessee, being the South One-Half of Lot No. 18 of Block "B" on the map of COUNTRY CLUB ESTATES of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 50 feet on the Easterly side of Greenland Avenue (formerly Willmeta Avenue) and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Lori Mitchell, by Warranty Deed from Christie Haffner, married, of record in Instrument No. 20120611-0050554, in the Register's Office of Davidson County, Tennessee, dated May 31, 2012, and recorded on June 11, 2012.

The said Lori Mitchell is one and the same as Margaret Lori Mitchell.

This conveyance is subject to:

* Property Taxes for the year 2024 and all subsequent years.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COUNTRY CLUB ESTATES, as recorded in Plat Book 843, Page(s) 95.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4199, Page 672.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1427 Greenland 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 5th day of December, 2024.

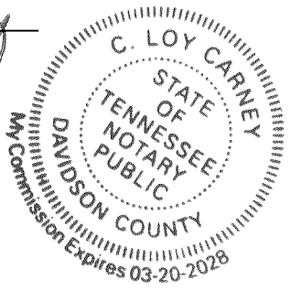
Margaret Lori Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2024, before me personally appeared Margaret Lori Mitchell, 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 5th day of December, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 4 day of December, 2024.

Affiant Signature

Date 12/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

