Karen Johnson
Batch # 1220012
12/26/2024 12 51 41 PM
Fees $13 00 Taxes $1,794 50

Davidson County
DEEDWARR
2 pgs

20241226-0099832

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 5/6/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Katherine Jacks	Mortgage Investors Group	
(NAME)	(NAME)	
4905 Danby Drive	8320 East Walker Springs #200	147 05 0 185 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY KATHERINE LISLE CANTRELL AND MARK JOSEPH LISLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE JACKS,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *unmarried

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of SECTION ONE, CALDWELL COUNTRY ESTATES, of record in Plat Book 2663, Pages 68 and 69, in the Register's Office for said County.

Said Lot No. 49 fronts 80.03 feet on the West side of Danby Drive and runs back between lines, 390.7 feet on the South line and 438.7 feet on the North line, which is a broken line to a dead line in the rear on which it measures 66.7 feet.

Being the same property conveyed to Ben J. Lisle, Jr., and wife, Zeneda H. Lisle, by Warranty Deed from Kenneth Gordon Baldridge and wife, Cora T. Baldridge, of record in Book 5326, Page 521, in the Register's Office of Davidson County, Tennessee, dated August 15, 1978 and recorded on August 17, 1978. The said Ben J. Lisle, Jr. died on November 15, 2003, then Zeneda H. Lisle died August 03, 2024, testate, devising subject property to Mary Katherine Lisle Cantrell and Mark Joseph Lisle, devisees of the last will and testament of Zeneda H. Lisle. See Probate Case 24P-1895, Davidson County Circuit (Probate) Court.

Property was never a marital residence for the Grantors.

Mary Katherine Lisle Cantrell, herein signed as Attorney in fact for Mark Joseph Lisle. Said Power of Attorney is of record Instrument No. 20241218-0098251 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4905 Danby Drive, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-P-24-4905

MO2024-1444

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 we do covenant with the said GRANTEES 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 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 hand this 23 day of December, 2024

Mary Katherine Lisle Cantrell
MARY KATHERINE LISLE CANTRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Katherine Lisle Cantrell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Commission expires

John Gregory Hardeman
Notary Public

Witness my hand this 23 day of December, 2024.

Mark Joseph Lisle by Mary Katherine Lisle Cantrell
MARK JOSEPH LISLE
BY MARY KATHERINE LISLE CANTRELL, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary Katherine Lisle Cantrell, to me known to be the person who executed the foregoing instrument on behalf of Mark Joseph Lisle and acknowledged that he executed the same as the free act and deed of Mark Joseph Lisle

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Commission expires

John Gregory Hardeman
Notary Public