Karen Johnson Davidson County
Batch# 1229573 DEEDWARR
01/23/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250123-0005304

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FIFTY THOUSAND AND 00/100 ($450,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SAMUEL E. CORNELIUS (NAME)	**NEW OWNER** (NAME)	**081 02 4C 001.00**
1734 PECAN STREET NASHVILLE, TN 37208 (ADDRESS)	**601 EXPEDITION COURT BRENTWOOD, TN 37027** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of January, 2025, the undersigned, **MONNIE MURRAY, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SAMUEL E. CORNELIUS, AN UNMARRIED MAN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1734 PECAN STREET, NASHVILLE, TN 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of HOMES AT 1734 PECAN STREET TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for HOMES AT 1734 PECAN STREET TOWNHOMES, of record in Instrument No. 20171221-0130234, 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 Monnie Murray, a single woman, by Warranty Deed from Scott Kudialis, an unmarried man, of record in Instrument No. 20201113-0134316, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on November 13, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of January, 2025.

GRANTOR: MONNIE MURRAY

STATE OF GEORGIA)
COUNTY OF COBB)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MONNIE MURRAY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of January, 2025.

Notary Public

2-4-2026
My Commission Expires

NAOMI STANFORD
NOTARY PUBLIC
My Commission Expires
February 4, 2026
COBB COUNTY, GEORGIA

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 20th, 2025

Affiant Signature

01/20/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20th day of January, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY