WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232859 DEEDWARR
02/03/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20250203-0007824

File No. DH-25-8642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Ann Thayer Revocable Trust, dated December 20, 2017 C/O Jean Ann Thayer and Kevin P. Thayer, Trustees	**Same as New Owner**	
(NAME) 317 South 11th Street	(NAME)	083-13-0-174.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, I, **Kathleen McElroy, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean Ann Thayer and Kevin P. Thayer, Trustees of the Jean Ann Thayer Revocable Trust dated December 20, 2017, and any amendments thereto**, HEREINAFTER CALLED THE GRANTEE, ITS REPRESENTATIVES AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots 133, 134, and 135, in East Edgefield, of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

The lot herein conveyed begins on the East side of Eleventh Street at a point 84 feet North of Magnolia Street; thence at right angles to said Eleventh Street East 140 feet to a 10 foot alley; thence North with said alley, 36 feet to lots sold to Mrs. Lottie Bergman; thence parallel with the first line above 140 feet to Eleventh Street; thence with the East margin of Eleventh Street 36 feet to the beginning.

Being the same property conveyed to Kathleen McElroy, an unmarried woman, by Warranty Deed from Joshua Hunter, a married man, of record in Instrument No. 20230317-0019253 Register's Office for Davidson County, Tennessee, dated March 15, 2023 and recorded on March 17, 2023. The prior recorded deeds erroneously stated the incorrect Plat Book of 31, Page 147, when it should have been stated as Plat Book 21, Page 147.

This is property more commonly known as 317 South 11th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of January, 2025.

Kathleen McElroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2025, before me personally appeared Kathleen McElroy, 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 31st day of January, 2025.

Notary Signature
My commission expires: 03/09/2027

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, D. Hardwick, 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 31, 2025**.

Date

D. Hardwick

Affiant Signature

February 3, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

