Karen Johnson
Batch # 1240205
02/24/2025 11 15 34 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20250224-0013466

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Latham Oates, Atty.
HARRIS SHELTON HANOVER WALSH, PLLC
6060 Primacy Parkway, Suite 100
Memphis, Tennessee 38119

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 day of February, 2025, by and between

ELIZABETH D. CANALE, unmarried,
Grantor,

and

ELIZABETH DOYLE CANALE,
Trustee of the Elizabeth Doyle Canale Living Trust,
dated February 21, 2025,
with Power of Sale,
Grantee,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Parcel 1
Land in Davidson County, Tennessee, being the North ½ of Lot 8 on the Map of Forest Park Land Imp. Co.'s Subdivision, as shown on plat of record in Plat Book 161, Page 144, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

Being the same property conveyed to the Grantor herein by Warranty Deed of record under Register's No. 20180501-0040749, in the Register's Office of Davidson County, Tennessee.

Parcel 2
Land in Davidson County, Tennessee, being the South ½ of Lot No. 8 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, Page 144, in the Register's Office of Davidson County, Tennessee.

Said One-half of Lot No. 8 fronts 100 feet on the westerly side of Woodleigh Drive, formerly Hindman Avenue, and extends back 263.15 feet on northerly line and 255.8 feet on the southerly line to a dead line, measuring 100.15 feet thereon.

Being the same property conveyed to the Grantor herein by Warranty Deed of record under Register's No. 20250213-0011103, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its successors and assigns, in fee simple forever.

The undersigned Grantor covenants with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered except:

any and all property taxes and matters of record in the Register's Office of Davidson County, Tennessee;

and that the title and quiet possession thereto the Grantor will forever warrant and defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" as used in the singular shall include the plural and pronouns shall be construed according to their proper gender and number as the context may require.

WITNESS the signature of the Grantor the day and year first above written.

Elizabeth D. Canale

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 21 day of February, 2025, before me personally appeared Elizabeth D. Canale, to me known (or proved to me on the basis of satisfactory evidence) to be the person/s described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and seal, at office, the day and year above written.

G. RICE BYARS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 25, 2026

Notary Public

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 21 day of February, 2025.

G. RICE BYARS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 25, 2026

Notary Public

My Commission Expires: _____

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Property address:701 Woodleigh Drive

Parcel I.D. No.: 117010116.00
117010115.00

Name and address of Owner and
Entity responsible for payment of taxes:
Elizabeth Doyle Canale, Trustee
701 Woodleigh Drive
Nashville, TN 37215

THIS TRANSACTION IS EXEMPT FROM PAYMENT OF STATE RECORDATION TAX UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi).