WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248807 DEEDWARR
03/21/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250321-0020934

File No. DH-25-9185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 03-19-2027

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
Kathleen Lucille McElroy	Same as New Owner	
(NAME)	(NAME)	
408 S 15th Street B		094-01-0-417.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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/we, **Kelly Easter, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Lucille McElroy, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No. 83 on the plan of Shelby Village No. Two of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly Margin of Electric Avenue at the corner of Lots Nos. 83 and 84; Thence with the line between said lots, Northwesterly 121.5 feet to the corner of Lot No. 82; Thence with the line between said lots Not 82 and 83, Northwesterly 106.2 feet to the Westerly margin of South 16th Street; thence around said curve Southwesterly 53.8 feet to the margin of Electric Avenue, Thence with the margin of the same Southwesterly 45.6 feet to the point of beginning.

Being the same property conveyed to Kelly Easter, single, by Warranty Deed from John Croghan, single of record in Instrument No. 20200803-0085477 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 03, 2020.

This is property more commonly known as 1505 Electric Avenue, 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 17th day of March, 2025.

Kelly Easter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2025, before me personally appeared Kelly Easter, 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 17th day of March, 2025.

Notary Signature
My commission expires:

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **March 17, 2025**.

Date

D. Hardwick

Affiant Signature

March 19, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

