Karen Johnson Davidson County
Batch# 1262262 DEEDWARR
04/21/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20250421-0029894

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63991
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa Preston Eric C. Albertson 2401 McGinnis Drive Nashville, TN 37216	First Federal Bank 9700 Touchton Rd. Ste 101 Jacksonville, FL 32246

TAX MAP PARCEL NUMBERS: 07309006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$539,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcus D. Maphis and Molly Elizabeth Blackburn Maphis**, joint tenants with right of survivorship, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lisa Preston and Eric C. Albertson, a married couple,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Gibson Heights of record in Book 1835, page 133, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Marcus D. Maphis and Molly Elizabeth Blackburn, joint tenants with right of survivorship, by Warranty Deed from John Harrington and Holly Harrington, husband and wife, dated June 6, 2019 and recorded on June 10, 2019, of record in Inst. No. 20190610-0055465, Register's Office for Davidson County, Tennessee. The said Molly Elizabeth Blackburn is now known as Molly Elizabeth Blackburn Maphis.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 133, said Register's Office, which Plan shows 40 foot minimum building set back lines from Cooper Lane and from McGinnis Drive and a 10 foot easement for utility purposes along the easterly line of said lot.

This is improved property, known as 2401 McGinnis Drive, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2025

Marcus D. Maphis

Molly Elizabeth Blackburn Maphis

State of Tennessee

County of Davidson

On this 18th day of April, 2025, before me the undersigned authority, personally appeared Marcus D. Maphis and Molly Elizabeth Blackburn Maphis, 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 acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $539,900.00.

Affiant

Sworn and subscribed before me this 18th day of April, 2025

Notary

My Commission Expires: 11-21-2027

I, Sheri Eyel, 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 this 18th day of April, 2025

Sheri Eyel

Dated 4/18/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eyel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 18th day of April, 2025

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

