WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263108 DEEDWARR
04/22/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20250422-0030727

File No. AP-25-9488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LYNN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

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
Alicia Murray		
(NAME)	(NAME)	083-07-0-024.00
25 Waters Avenue		
(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, **Millanee S. Carroll, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Murray, 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 the westerly half of Lot No. 7, in George C. Waters 2nd Addition to Nashville, Tennessee, a plan of which is of record in Book 161, Page 172, Register's Office of Davidson County, Tennessee.

Said westerly half of Lot No. 7, fronts 50 feet on the northerly side of Waters Avenue and extends back northerly between parallel lines 160 feet more or less to an alley.

Being the same property conveyed to Charles E. Heatherly and wife, Millanee S. Heatherly by Warranty Deed from W. L. Bainbridge Company dated February 1, 1967 and recorded in Book 4100, Page 920, Register's Office of Davidson County, Tennessee.

Charles E. Heatherly having become deceased in March 1985.

Being the same property conveyed to Jerry W. Carroll and wife, Millanee S. Carroll by Quitclaim Deed from Millanee S. Carroll fka Millanee S. Heatherly, dated December 9, 1991 and recorded December 12, 1991 in Book 8506, Page 411, Register's Office of Davidson County, Tennessee. Jerry W. Carroll having become deceased in March 2011.

This property is more commonly known as 25 Waters 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 17 day of April, 2025.

Millanee S. Carroll

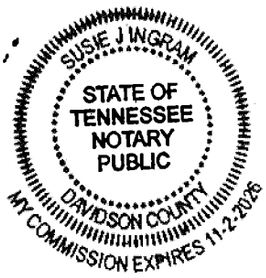
Millanee S. Carroll

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17 day of April, 2025, before me personally appeared Millanee S. Carroll, 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 17 day of April, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **April 17, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/22/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025