Karen Johnson
Batch # 1271574
05/09/2025 02 55 11 PM
Fees $18 00 Taxes $1,766 75

Davidson County
DEEDWARR
3 pgs

20250509-0036775

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$477,500.00.**

Kristen Armstrong
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8TH DAY OF MAY, 2025.

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/16/26

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.. 100425

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-PPP-25-59117A

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Kristen M. Armstrong 5817 A Leslie Avenue Nashville, TN 37209	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave Suite 214 Chicago, IL 60613	091 10 0 140.00

For and in consideration of the sum of Four Hundred Seventy-Seven Thousand Five Hundred And 0/100 ($477,500 00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

AUSTIN MURPHY DAVIS AND MACKENZIE FAITH DAVIS, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

KRISTEN M. ARMSTRONG, AN UNMARRIED WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit.

BEING A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit.

BEING Land in Davidson County, Tennessee, being Lot No 32, on the Plan of Subdivision of Lot Nos. 39 and 40 of the B.F. Cocluill Farm, of record in Book 332, Page 41, Register's Office for said County, to which plan

reference is hereby made for a more complete description.

BEING the same property conveyed to Austin Murphy Davis and Mackenzie Faith Davis, husband and wife, by Warranty Deed from Sarah A. Buchanan and David Kauland Buchanan, wife and husband, dated 09/29/2021, recorded 10/01/2021, of recorded in Instrument number 20211001-0132043, of the Public Records of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 5817a Leslie Avenue, Nashville, TN 37209.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR AUSTIN DAVIS AND MACKENZIE DAVIS to KRISTEN ARMSTRONG FOR THE TRANSFER OF PROPERTY LOCATED AT 5817A LESLIE AVENUE, NASHVILLE, TN 37209.]

Witness our/my hand on the 8th day of May, 2025.

Austin Murphy Davis

Mackenzie Faith Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Austin Murphy Davis and Mackenzie Faith Davis, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 8th day of May 2025

Notary Public
My Commission expires: 2/17/27

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC TENNESSEE My Comm Exp February 17, 2027 WILLIAMSON COUNTY OF