Karen Johnson Davidson County
Batch# 1424007 DEEDWARR
05/21/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260521-0046604

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Name and Address of New Owner:
Kathleen McElroy
931 S. 13th St Ct
Nashville, Tennessee 37206

Send Tax Bills To:
Sonata Bank
408 South 15th Street
Nashville, Tennessee 37206

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 094 05 0 075.00

WARRANTY DEED

37027

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua F. Bird, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathleen L. McElroy, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 85 on the Map of SHELBY HEIGHTS SUBDIVISION, SECTION ONE, REVISED, as of record in Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 58.04 feet on the Southeast margin of South 13th Court and extends back 125.01 feet on the Northeast line and 118.7 feet on the Southwest line to a dead line measuring 56.5 feet thereon.

Being the same property conveyed to Joshua F. Bird, Unmarried, by Warranty Deed from David A. Bain, A Married Man, of record in Instrument No. 20040107-0002871, in the Register's Office of Davidson County, Tennessee, dated December 31, 2003 and recorded on January 07, 2004.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2026.

_____(SEAL)
Joshua F. Bird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2026, before me personally appeared Joshua F. Bird, 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 19th day of May, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 3/5/30

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of May, 2026.

_____
Notary Signature
My commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Christina Higgins, 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 5/19/2026.

Date

Affiant Signature

5/19/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029