Karen Johnson Davidson County
Batch# 225361 DEEDWARR
05/03/2019 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,865.50
20190503-0041340

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-030405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tracy Johnson	New Owner	
(NAME)	(NAME)	
2211 Old Hickory Blvd		158-00-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELANIE R. MCDANIEL, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACY JOHNSON, A SINGLE WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being Tract No. 3 of the Manson Rowan Property, being a revision of the Alexander Property, located on Old Hickory Boulevard, described as follows:

BEGINNING at an iron pin in the southerly right of way of Old Hickory Boulevard, being 543.06 feet easterly from the northeast corner of the H. C. Pearson Property as of record in Book 1031, Page 197, Register's Office, and proceeding as follows: with said right of way of Old Hickory Boulevard, south 71 degrees 35 feet east a distance of 225 feet to an iron pin, thence leaving said right of way 24 degrees 33 feet west a distance of 637.85 feet to an iron pin; thence south 60 degrees 41 feet west a distance of 239.32 feet to an iron pin; thence north 18 degrees 43 feet east a distance of 311.01 feet to the point of beginning, containing 3.13 acres, more or less, as per survey of Turner Engineering Company, dated February 28, 1969.

Being the same property conveyed to Melanie R. McDaniel and William R. McDaniel, wife and husband by warranty deed from Belle H. McFadden, Trustee of the McFadden Family Trust, Share II, established under the Belle and Everette McFadden 2008 Trust under Agreement dated June 6, 2008 [a Fifty percent (50%) undivided interest]; and Everette McFadden and Belle McFadden, Trustees under that certain trust agreement establishing the Belle and Everette McFadden 2008 Trust, dated June 6, 2008 of record in Instrument No. 20140917-0085286 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 17, 2014.

Quitclaim Deed from William R. McDaniel, married to Tracy Johnson, a single woman dated March 28, 2019, filed for record on _____ in Instrument No. ____201905030041339_____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2211 Old Hickory Blvd, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the 30th day of April, 2019

Melanie R. McDaniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2019, before me personally appeared Melanie R. McDaniel to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 30th day of April, 2019.

Commission Expires: 10-12-19

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019