Karen Johnson Davidson County
Batch# 227952 DEEDWARR
05/09/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190509-0043786

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey L. McKay, married	OWNER	Map: 08414009300
(NAME) 745 Benton Ave.	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LARRY ODOM, EXECUTOR UNDER THE WILL OF PATRICIA A. ODOM AND LARRY ODOM AND BRUCE BESANCON, DEVISEES UNDER THE WILL OF PATRICA A. ODOM,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY L. MCKAY, MARRIED,

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:

Being Lot No. 59 on the Plan of Walnut Grove as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 78 feet on the east side of Theodore Road and runs back between lines 149 feet on the northerly side line and 150.5 feet on the southerly side line to a line at the rear measuring 78 feet thereon.

Being the same property conveyed to Patricia A. Odom by deed from Carol B. Schubert, Thomas Scott Blakenship, Edward Smith Blankenship and Winnie Welch Blankenship, being the heirs at law and widow of Tom A. Blakenship of record in Book 5121, Page 758 dated March 4, 1977, Register's Office for said County. The said Patricia Ann Odom died testate September 6, 2018 and the Will was admitted to Probate as Probate #P10122 of record in Probate Court of Williamson County, Tennessee. The grantors herein execute the instrument as Devisees under the Will of Patricia Ann Odom and as Executor of the Estate of Patricia Ann Odom.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 87, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 211 Theodore Drive, Nashville, TN 37214
(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 our hands this 9th day of May, 2019.

Larry Odom, Executor under the Will of Patricia A. Odom

Larry Odom

Bruce Besancon by Larry Odom

Bruce Besancon
By: Larry Odom, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Odom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 9th day of May, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry Odom, Executor of the Estate of Patricia A. Odom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Executor of the Estate of Patricia A. Odom, and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 9th day of May, 2019.

My commission expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Larry Odom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Buce Besancon, as his/her Attorney-in-Fact, as the free act and deed of the within named Buce Besancon.

Witness my hand and official seal this 9th day of May, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.