Karen Johnson Davidson County
Batch# 257769 DEEDWARR
07/16/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $281.20
20190716-0069607

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19060036

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF _____ }
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF July, 2019.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner	Send Tax Bills To:	Tax Information:
Jason R. McGlothren 1428 Cagle Road Ashland City, TN 37015	Same	162-07-0-187.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles M. Threet and wife, Evelyn J. Threet,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jason R. McGlothren,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, Section 2-A, Whittemore Valley of record in Plat Book 6250, Page 611, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles M. Threet and wife, Evelyn J. Threet, by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated 08/27/1992 and recorded on 09/23/1992 in Book 8736, Page 443, Register's Office for Davidson County, Tennessee.

This is property generally located:
141 Tusculum Road, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 6250, Page 611, said Register's Office.
3. Restrictive Covenants and Easements contained in instrument of record in Book 6243, Page 80, and Book 6250, Page 611, said Register's Office.
4. Easement(s) of record in Book 8736, Page 443, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Charles M. Threet and Evelyn J. Threet** has/have caused this instrument to be executed, this the 16 day of July, 2019.

Charles M. Threet

Evelyn J. Threet

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Charles M. Threet and Evelyn J. Threet,** 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.

This the 16 day of July, 2019.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 16th day of July, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY