Karen Johnson Davidson County
Batch# 267735 DEEDWARR
08/07/2019 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20190807-0078539

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 282,000

Bradley Wolhuter
Affiant Signature

Subscribed and sworn to before me on this the 31st day of July, 2019

Judi Sweetenburg
Notary Public Judi Sweetenburg

My Commission expires 01 / 04 / 2026

JUDI SWEETENBURG
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 01-04-2026
Commission # 12693191

NAME AND ADDRESS OF PROPERTY OWNER:
Andrew McCormack
1306 Meridian St.
Nashville, TN 37207-5149
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07115012300

WARRANTY DEED

19NT00543

Effective the 31st day of July, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRADLEY WOLHUTER, REPRESENTATIVE OF WOLHUTER PROPERTIES, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ANDREW MCCORMACK, SINGLE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A lot or parcel of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Meridian Street at a point 50 feet South of the Southeast corner of the property conveyed to Jessee B. Dillard by deed from Mrs. Eugenia F. Bowie, of record in Book 1536, Page 549, Register's Office, for said County; thence Westwardly and parallel with Dillard's Southerly line, 140 feet; thence Southwardly 50 feet; thence Eastwardly 140 feet to the Westerly margin of Meridian Street; thence with said Street Northwardly 50 feet to the beginning.

Being the same property conveyed to Wolhuter Properties, LLC, by Warranty Deed from Music City Financial, LLC, dated 11/29/2018 and recorded 12/17/2018 as Document No. 20181217-0122354

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 31st day of July, 2019

Bradley Wolhuter

Bradley Wolhuter, representative of Wolhuter Properties, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Bradley Wolhuter, representative of Wolhuter Properties, LLC,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of May, 2019.

Judi Sweetenburg

Notary Public Judi Sweetenburg

My commission expires: 01-04-2026

JUDI SWEETENBURG
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 01-04-2026
Commission # 12693191

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

