Karen Johnson Davidson County
Batch# 271096 DEEDWARR
08/14/2019 09:21:51 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190814-0081003

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Adrienne Pacheco
2232 Aubrey Court
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

MAP/PARCEL 084-11-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. Tracey McCutcheon, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Adrienne Marie Pacheco, a single person, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of a Subdivision of C. R. Quarles Lands, Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to C. Tracey McCutcheon, unmarried by Warranty deed from Brandon K. Hamilton and Natalie L. Hamilton of record in Instrument No. 20100928-0077184 Register's Office for Davidson County, Tennessee, dated September 23, 2010 and recorded on September 28, 2010.

Jennie McCutcheon joins in this conveyance for the purpose for conveying any marital interest she may have in said property.

Being also known as 2232 Aubrey Court Nashville, Tennessee 37214.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 9th day of August 2019.

WITNESS MY HAND on this the 9th day of August 2019

C. Tracey McCutcheon

Jennie McCutcheon by C. Tracey McCutcheon as her attorney-in-fact, recorded in Instrument No. ~~2109~~ 20190814.0081002 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson BGR

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **C. Tracey McCutcheon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of August 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **C. Tracey McCutcheon,** as attorney-in-fact for **Jennie McCutcheon,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said **Jennie McCutcheon,** the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said **Jennie McCutcheon,** and recorded simultaneously herewith in Instrument No. 20190814.0081002 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 9th day of August, 2018.

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson BGR

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of August 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 190389