Karen Johnson Davidson County
Batch# 293703 DEEDWARR
10/01/2019 10:02:22 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20191001-0099783

WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/1/2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6339B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kyle Edward McCormick Jr. and Penny West McCormick	Churchill Mortgage Corporation	009-00-0-098.00
7773 Strawberry Hill Rd	761 Old Hickory Blvd., Suite 400	
Goodlettsville, TN 37072	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GLOBAL REAL ESTATE EDUCATION NETWORK LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KYLE EDWARD MCCORMICK JR. AND PENNY WEST MCCORMICK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Richard By Omohundro, Engineer, dated August 19, 1967, as follows:

Beginning at an iron pin set in the southwest corner of the intersection of Strawberry Hill. Road and proposed Hickorynut Ridge Road, said point being also north 85 deg. 38' west 28.4 feet from an iron pin set in John Hampton' s northwest corner; thence with Strawberry Hill Road on a line extending to the center thereof, north 85 deg. 38' west 100 feet to an iron pin; thence continuing with the center of said road north 81 deg. 28' west 360 feet to an iron pin set in the southerly margin of said road; thence leaving said road south 24 deg. 31' east 798 feet, more or less, to an iron pin in the center of proposed Hickorynut Ridge Road; thence with the center of said proposed road north 43 deg. 24' east 256.4 feet to an iron pin; thence continuing along said proposed road north 11 deg. east 260 feet; thence along the westerly margin of said proposed road north 24 deg. 31' west 245 feet to the point of beginning, containing 5.03 acres, more or less.

Being the same property conveyed to GLOBAL REAL ESTATE EDUCATION NETWORK, LLC by Warranty deed from MUSIC CITY HOLDINGS, LLC of record in Instrument 20190304-0019531, Register's Office for Davidson County, Tennessee, dated 2/28/2019 and recorded on 3/4/2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 7773 Strawberry Hill Rd, Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of September, 2019.

Global Real Estate Education Network LLC

BY: _____

Steve Chaisson, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Steve Chaisson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Global Real Estate Education Network LLC, the within named bargainor, a Tennessee limited liability company, and that he as such sole member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2019.

_____

Notary Public

My Commission Expires: 10/11/21

File #: 19-6339B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

