WARRANTY DEED

Karen Johnson Davidson County
Batch# 314961 DEEDWARR
11/13/2019 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20191113-0117072

File No. TE0006047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonehorse Real Estate Holdings, LLC	Same as New Owner	
(NAME) 1959 Waterford Dr.	(NAME)	053-12-0-0-204.00,053-12-0-205.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Patsy McClung Harrison** and **Kathy M. Carneal,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: (3408 Old Hickory Blvd)

The Easterly 150 feet to Lot 22, Section 2, Life & Casualty Subdivision of Dabb's and Elliot property, Old Hickory, Tennessee, recorded in Book 843, Page 56, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Blvd. as at the common corner of Lots 21 and 22; thence North 41 deg. 31 min. East 525 feet to the common corner of Lots 4, 5, 21 and 22 of said Section 2; thence North 48 deg. 29 min. West 525 feet and parallel to the common line of Lots 21 and 22 to a point in the northerly margin of Old Hickory Blvd; thence South 48 deg. 29 min East, along the northerly margin of Old Hickory Blvd to the point of beginning, comprising of 1.81 acres more or less.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING:
Being a tract or parcel of land in Davidson County, Tennessee, being the easterly 75 feet of Lot 22, Section 2, Life & Casualty Subdivision of Dabb's and Elliot property, Old Hickory, Tennessee, recorded in Book 843, Page 56, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Blvd. (Hadley Road), at the common corner of Lots 21 and 22; thence North 41 deg. 31 min East 525 feet to the common corner of Lots 4, 5, 21 and 22 of said Section 2; thence North 48 deg. 29 min. West 75 feet along the common line of Lots 4 and 22, to a point ;thence South 41 deg. 31 min West, 525 feet and parallel to the common line of Lots 21 and 22 to a point in the northerly margin of said Old Hickory Blvd. Road; thence South 48 deg. 29 min. East 75 feet more or less to the northerly margin of Old Hickory Blvd. Road to the point of beginning.

Being the same property conveyed to Sam J. McClung and wife, Jean P. McClung by Warranty Deed from G. W. Collins and wife, Ruth M. Collins dated December 5, 1944 in Book 1315, Page 117, Register's Office of Davidson County, Tennessee. Sam J. McClung having since died.

Being the same property conveyed to Lucy Jean Pentecost McClung, unmarried by Quitclaim Deed from Jean P. McClung, unmarried dated December 19, 2014 and recorded December 19, 2014 in Instrument No. 20141219-0116369, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patsy McClung Harrison, Trustee under the Irrevocable Trust Agreement of Lucy Jean Pentecost McClung, dated March 27, 2017, by Quitclaim Deed from Lucy Jean Pentecost McClung dated March 27, 2017 and recorded March 29, 2017 in Instrument No. 20170329-0030325, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patsy McClung Harris and Kathy M. Carneal by Quitclaim Deed by Trustee from Patsy McClung Harrison , Trustee under the Irrevocable Trust Agreement of Lucy Jean Pentecost McClung dated March 31, 2017 dated November 13, 2018 and recorded November 20, 2018 in Instrument No. 20181120-0114389, Register's Office of Davidson County, Tennessee.

Tract II: (3410 Old Hickory Blvd)

Being a tract or parcel of land in Davidson County, Tennessee, being the easterly 75 feet of Lot 22, Section 2, Life & Casualty Subdivision of Dabb's and Elliot property, Old Hickory, Tennessee, recorded in Book 843, Page 56, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Blvd. (Hadley Road), at the common corner of Lots 21 and 22; thence North 41 deg. 31 min East 525 feet to the common corner of Lots 4, 5, 21 and 22 of said Section 2; thence North 48 deg. 29 min. West 75 feet along the common line of Lots 4 and 22, to a point ;thence South 41 deg. 31 min West, 525 feet and parallel to the common line of Lots 21 and 22 to a point in the northerly margin of said Old Hickory Blvd. Road; thence South 48 deg. 29 min. East 75 feet more or less to the northerly margin of Old Hickory Blvd. Road to the point of beginning

Being the same property conveyed to R. D. Pentecost and wife Ida S. Pentecost by Deed from Sam J. McClung and wife, Jean P. McClung recorded in Book 1639, Page 359, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ida S. Pentecost and Jean P. McClung, as joint tenants with the right of survivorship by Quitclaim Deed from Ida S. Penticost dated October 3, 1984 and recorded October 4, 1984 in Book 6395, Page 865, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ida S. Pentecost by Quitclaim Deed from Jean P. McClung and husband Sam J. McClung dated February 17, 1998 in Book 10807, Page 672, aforesaid Register's Office. The said Ida S. Pentacost died intestate on July 14, 2002, at the age of 102 years old, thereby vesting title to her sole heir at law: Jean P. McClung. SEE ALSO: Affidavits of Heirship recorded at Instrument Nos. _201911130117070___ and ___201911130117071____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sam J. McClung and wife, Jean P. McClung by Deed to Create Tenancy by the Entireties from Jean P. MCClung , as sole heir at law of Ida S. Pentecost, dated July 29, 2002 and recorded July 30, 2002 in Instrument No. 20020730-0091216, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lucy Jean Pentecost McClung, unmarried by Quitclaim Deed from Jean P. McClung, unmarried dated December 19, 2014 and recorded December 19, 2014 in Instrument No. 20141219-0116373, aforesaid Register's Office.

Being the same property conveyed to Patsy McClung Harrison, Trustee under the Irrevocable Trust Agreement of Lucy Jean Pentecost McClung by Quitclaim Deed from Lucy Jean Pentecost McClung, unmarried recorded March 29, 2017 in Instrument No. 20170329-0030324, and also recorded February 5, 2018 in Instrument No. 20180205-0011127, aforesaid Register's Office.

Being the same property conveyed to Patsy McClung Harrison and Kathy M. Carneal by Quitclaim Deed from Patsy McClung Harrison, Trustee under the Irrevocable Trust Agreement of Lucy Jean Pentecost McClung, dated November 14, 2018 and recorded November 20, 2018 in Instrument No. 20181120-0114390, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and previously paid by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of either Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ☐
This is improved ☒ property, known as 3408 Old Hickory Blvd, Old Hickory, TN 37138

(House Number)	(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 my hand this 8th day of November, 2019.

Patsy McClung Harrison
Patsy McClung Harrison

Kathy M. Carneal
Kathy M. Carneal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patsy McClung Harrison and Kathy M. Carneal, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of November, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

