Karen Johnson Davidson County
Batch# 327246 DEEDWARR
12/09/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $288.60
20191209-0127021

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Kelsey Wells
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of December, 2019.

Amy T. Nelson
Notary Public

(Affix Seal)

My Commission Expires: 10/29/2023

2019-900-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**KATHLEEN HALE MCCLELLAN, ESQ.**
**HALE AND HALE, PLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Lori A. Sullivan , Jason Sullivan, Lonnie Petty, Jr., David Petty, and Kevin Petty<br>3107 Louise Drive<br>Nashville, TN 37211 | Lori A. Sullivan , Jason Sullivan, Lonnie Petty, Jr., David Petty, and Kevin Petty<br>3107 Louise Drive<br>Nashville, TN 37211 | Map/Parcel<br>119-13-0-250.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carey B. Harden and wife, Mary Kaye Harden, as tenants by the entirety,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Lori Sullivan, Jason Sullivan, Lonnie Petty, Jr., David Petty, and Kevin Petty, as tenants in common with the right of survivorship** thereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being part of a tract marked "Reserved" at line at the rear of Lots 32, 31 and a portion of 30 on the Map of H.G. McNabb Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

Said part of lot marked "Reserved" fronts 72 feet on the Northerly margin of McIver and extends back 167 feet (more or less) on the Easterly line and 168 feet (more or less) on the Westerly line to a line in the rear measuring 86 feet (more or less) thereon.

Being the same property conveyed to Carey B. Harden, and wife Mary Kaye Harden, as tenants by the entirety by Quitclaim deed from Carey B. Harden, dated March 14, 2008, of record in Instrument No. 20080319-0027500, Register's Office for Davidson County, Tennessee AND FURTHER being the same property conveyed to Carey B. Harden, unmarried by Warranty Deed from Karen D. Baugh, unmarried, dated October 4, 2000, of record in Instrument No. 20001013-0101872 as re-recorded in Instrument No. 20001108-0110998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2020 and subsequent years, a lien not yet due and payable. Subsequent year's taxes are assumed by Grantees. Map/Parcel 119 13 0 250.00
2. All matters appearing on the Plan of H.G. McNabb Subdivision of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as 524 McIver Street, Nashville, TN 37211 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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 9th day of December, 2019:

Carey B. Harden
Carey B. Harden

Mary Kaye Harden
Mary Kaye Harden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of December, 2019, before me personally appeared Carey B Harden and Mary Kaye Harden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2019.

Notary Signature
My commission expires: 12-5-2020



## CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN