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WARRANTY DEED

Karen Johnson Davidson County
Batch# 355616 DEEDWARR
02/10/2020 09:25:31 AM 2 pgs
Fees: $13.00 Taxes: $878.75

20200210-0014845

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pooja Bery	Pooja Bery	09602004400
(NAME)	(NAME)	
117 Vaughns Gap Road	117 Vaughns Gap Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary N. McLennan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pooja Bery,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 and the east 25 feet front and 28.2 feet rear of Lot 49 on the Plan of Cloverbottom Subdivision Section 1, of record in Book 1424, Page 50, Register's Office for said County.

Said Lot No. 48 and said part of Lot No. 49 adjoin and front together 100 feet on the southerly side of Stewarts Ferry Road and run back 211.4 feet on the easterly line of Lot No. 48 and 269.4 feet on the westerly line of said part of Lot No. 49, to a deadline in the rear on which it measures 114.7 feet.

Being the same property conveyed to Raymond J. Council and wife, Mary N. Council by deed dated February 14, 1973 from Vera L. Essex of record in Book 4691, Page 673, Register's Office for Davidson County, Tennessee. The said Raymond J. Council thereafter conveyed his interest in said property to Mary N. Council by Quitclaim Deed dated June 17, 1985 of record in Instrument No. 20130610-0058647, Register's Office for Davidson County, Tennessee. The said Mary N. Council is now known as Mary N. McLennan.

unimproved ☐

This is improved ☑ property, known as 116 Stewarts Ferry Pike, Nashville, TN 37214
(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/our hands this 5 day of February, 2020.

Mary N. McLennan is one and the same as
Mary Nelle McLennan

State of **Pennsylvania**

County of Allegheny

On this 5th day of February, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Mary N. McLennan, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 5th day of February, 2020.

Notary Public

My Commission Expires: 1-31-21

File No.: 20-Bery-116

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jenifer Vanvoorhis, Notary Public
Ross Twp., Allegheny County
My Commission Expires Jan. 31, 2021

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