WARRANTY DEED

Karen Johnson Davidson County
Batch# 359492 DEEDWARR
02/18/2020 10:39:13 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20200218-0017783

JONATHON TRISTAN JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(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
The MC2 Group		07206004700
(NAME)	(NAME)	
639 E. Main St.	Same	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **Joey DeWayne Shadrick, Administrator of the Estate of Phillip Ray Shadrick**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The MC2 Group,** 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:

Being Lot No. 28 on the Plan of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.

Said Lot fronts 60 feet on the south side of Maynor Avenue and runs back between parallel lines, 149.9 feet to a dead line.

Being the same property conveyed to Phillip Ray Shadrick by Executor's Deed dated March 4, 2016 from The Estate of James A. Shadrick of record in Instrument No. 20160307-0021304, Register's Office for Davidson County, Tennessee and by Quitclaim Deed dated March 4, 2016 from Mark Allen Shadrick and Joey DeWayne Shadrick of record in Instrument No. 20160307-0021305, said Register's Office. The said Phillip Ray Shadrick has since died intestate and by order of the Seventh Circuit Court for Davidson County (Probate Division) under case No. 19P-1365, said property was approved for sale by the Administrator, Joey DeWayne Shadrick.

unimproved ☐

This is improved ☑ property, known as 902 Maynor Avenue, Nashville, TN 37216
(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 **14th** day of **February, 2020.**

The Estate of Phillip Ray Shadrick

By: _____, Admin

Joey DeWayne Shadrick, Administrator of the Estate of Phillip Ray Shadrick

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Joey DeWayne Shadrick** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Administrator of The Estate of Phillip Ray Shadrick** and that he as such Administrator executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Administrator.**

WITNESS my hand and seal this 14th day of February, 2020.

_____

Notary Public I. Dyke Tatum
My Commission Expires: May 23, 2021

File No.: 20-MC2Group

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