WARRANTY DEED

Karen Johnson Davidson County
Batch# 359684 DEEDWARR
02/18/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200218-0018036

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of February, 2020.

NOTARY PUBLIC

My commission expires: 9/22/2020

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1040 JONES

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Jones Jr.	Arthur Jones, Jr.	
(NAME)	(NAME)	
140 McGavock Pike	2617 Pennington Bend Rd.	084-16-0-021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(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, **McGavock140, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Jones Jr., unmarried man,** 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. 17 on the Plan of Map Showing Kline Bethells Subdivision of Lots 7, 8, 9, 10 and 11, in Bainbridge & Satterfield's Subdivision of part of the Nichol Place of record in Plat Book 547, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to McGavock140, LLC by Warranty deed from Maria Yvonne Hope of record in Instrument No. 20091201-0109739 Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on December 01, 2009.

DESIGNATED as Tax ID: 084-16-0-021.00

This is
unimproved ☐
improved ☒ property known as 140 McGavock 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 hand this the 18th day of February, 2020.

McGavock140, LLC

BY: _____
Lyman O. Heidtke, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lyman O. Heidtke, Member of McGavock140, LLC, a Limited Liability Company, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that Lyman O. Heidtke is the Member of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Kelsey Pitman
Notary Public

My Commission Expires: 9/22/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Kelsey Pitman, 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.

Kelsey Pitman

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy

Notary's Signature

My Commission Expires: 03/25/2023

