WARRANTY DEED

Karen Johnson Davidson County
Batch# 385816 DEEDWARR
04/15/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20200415-0039236

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Holly Marie McClanahan, a married person	New owner	Map: 04405001000
(NAME) 127 Scenic View Rd.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($219,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDA ROWE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HOLLY MARIE MCCLANAHAN, A MARRIED PERSON,

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, described as follows to-wit: Being the Northwesterly 10.8 feet of Lot 70 and the Southeasterly 61.5 feet of Lot No. 69 on the Plan of Scenic View Subdivision, not of record and also being known as Lot "H" on a Resubdivision of Scenic View Subdivision and described according to a survey made by James L. Murphy, Jr., surveyor, dated April 21, 1959, as follows: Beginning at a point in the Northeasterly margin of Havron Avenue, 289.2 feet Northwest of the intersection of said Avenue and the Northerly margin of a 20-foot public walkway; thence along Havron Avenue North 46 degrees 29 minutes West 72.3 feet; thence North 43 degrees 59 minutes East 171.40 feet to a point in the dividing line between Lots Nos. 69 and 52; thence along the line between said Lots and Lots Nos. 53 and 70, South 46 degrees 01 minutes East 72.3 feet; thence South 43 degrees 59 minutes West 170.82 feet to the point of beginning.

Being the same property conveyed to James Rowe and Linda Rowe, husband and wife, by deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20130903-0092317, dated August 30, 2013, Register's Office for said County. The said James Rowe died February 5, 2017, and title vested in Linda Rowe, as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to Restrictive Covenants of record in Book 2881, Page 477, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 127 Scenic View Rd., Old Hickory, TN 37138
(House No.) (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 our hands this 10th day of April, 2020.

Linda Rowe
Linda Rowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Rowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of April, 2020.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Leslie 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 Garside

Signature

State of Tennessee

County of Davidson

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

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

