Karen Johnson Davidson County
Batch# 398064 DEEDWARR
05/11/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20200511-0048402

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $252,000.00.

Hollace McKinley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of April, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hollace McKinley and Myrna McKinley	SAME AS NEW OWNER	1000000500
(NAME)	(NAME)	
2203 Brookvalley Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James R. Jones and Donna C. Jones, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hollace McKinley and Myrna McKinley, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit: Beginning at an iron pin in concrete located beneath a 6 foot diameter bush in the westerly Right-of-way of S New Hope Road (50 foot right of way), said iron pin being 327 feet, more or less, northerly of the intersection of the westerly right of way of S New Hope Road and the northerly right of way of Stewarts Ferry Pike, thence leaving said westerly right of way North 81 degrees 17 minutes 22 seconds West a distance of 319.41 feet (assumed basis of bearings) to an iron pin in concrete in a wood rail fence line; thence North 07 degrees 25 minutes 19 seconds East a distance of 124.47 feet to an iron pipe in said fence line; thence South 81 degrees 23 minutes 18 seconds East (erroneously referenced as "West" in previous deed) a distance of 321.23 feet to an iron pin in concrete in the westerly right of way of said S New Hope Road; thence with the said westerly right of way South 08 degrees 15 minutes 39 seconds West a distance of 125.00 feet to the point of beginning, according to survey dated June 30, 2010 by Joseph P. McClannahan, Registered Land Surveyor TN RLS No. 772.

Being the same property conveyed to James R. Jones and Donna C. Jones by deed from James L. Cherry and Betty J. A. Cherry, husband and wife of record in Instrument No. 20191204-0125287, said Register's Office.

This property is __unimproved _X_improved property known as: 5512 S. New Hope Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of April, 2020.

James R. Jones

Donna C. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Jones and Donna C. Jones, the herein bargainor, 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 the 30th day of April, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

