Karen Johnson Davidson County
Batch# 428601 DEEDWARR
06/30/2020 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20200630-0070796

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $220,000.00.

Graham Sherrill
Affiant

Subscribed and sworn to before me this 29 day of June 2020.

Barbara Collins
Notary Public
My Commission expires: 11-26-2022
(Affix Seal)

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires Nov. 26, 2022

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dayle K McDermitt and Susan V McDermitt	Dayle K McDermitt and Susan V McDermitt	078 00 0 058.00
5307 Tidwell Hollow Road	4420 N 21st St.	
Nashville, TN 37218	Lincoln, NE 68521	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Graham Sherrill and wife, Mary Lindsay Sherrill

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

Dayle K McDermitt and Susan V McDermitt, husband and wife

Parcel ID: 078-00-0-058.00

Land in the 13th Civil District of said County and State, describer according to a survey made by Southern Land Surveying Co., Inc. dated December 2, 1967, as follows:

BEGINNING on the north westerly margin of Tidwell Hollow Road at the northeasterly corner of the property conveyed to J. W. McGowan by deed of record in Book 4322, page 849; thence North 40 deg 55' 44" West 1553.50 feet to an iron pin; thence North 64 deg 00' East 210 feet to a point; thence South 40 deg 58' 08" East 1500.9 feet to the northwesterly margin of Tidwell Hollow, Road; thence with the northwesterly margin of said road, southwesterly 204 feet to the point of beginning, containing 7.1 acres, more or less.

Being the same property conveyed to Graham P. Sherrill and wife, Mary Lindsay Sherrill by Warranty Deed from Jean P. Elliott, recorded December 20,2013, in Instrument #:20131220-0128605, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (____) unimproved (_XX_) property known as 5307 Tidwell Hollow Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns, forever. GRANTORS covenant with GRANTEE that GRANTORS is 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. GRANTORS do further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 hand(s) this 29, day of June 2020.

Graham Sherrill

Graham Sherrill
GRANTOR

Mary Lindsay Sherrill
GRANTOR

STATE OF TENESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, Graham Sherrill and Mary Lindsay Sherrill with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 29 day of June 2020.

My commission expires 11-26-2022

Barbara Collins

Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY