Karen Johnson Davidson County
Batch# 455243 DEEDWARR
08/12/2020 11:42:59 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20200812-0089945

WARRANTY DEED

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2020.

Notary Public My Commission Expires

MY COMMISSION EXPIRES: January 23, 2023
(AFFIX SEAL)

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

File No.: 20-0504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jamie M. Wolf, married	Southern Bank of Tennessee	Map: 04415C29100
(NAME) 1103 Debow Street	(NAME) 1499 N. Mt. Juliet Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet, Tennessee 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THREE THOUSAND AND NO/100 DOLLARS ($203,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OLD HICKORY PROPERTY, LLC, SERIES 1103,

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

JAMIE M. WOLF, MARRIED,

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. 14, on the Plan of Section C, Village of Old Hickory, of record in Plat Book 1424, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 1103, by Quitclaim Deed from Ricky L. McClintock and wife, Laurel N. McClintock, of record in Instrument No. 20160516-0048555, dated May 13, 2016, Register's Office for said County. And being the same property conveyed to Ricky L. McClintock and wife, Laurel N. McClintock, by deed from Roger D. Stinson and wife, Teresa L. Stinson, dated December 23, 2005, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 66, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1103 Debow Street, 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 7th day of August, 2020.

Old Hickory Property, LLC, Series 1103

BY: _____
Ricky L. McClintock
Manager/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager/Member respectively of Old Hickory Property, LLC, Series 1103 the within named bargainer, and that he/she as such Manager/Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of August, 2020.

My Commission Expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY