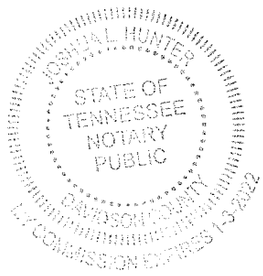
WARRANTY DEED



File No. OA0007358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua McGowan and Whitney McGowan	New owner	
(NAME)	(NAME)	
2106 McGavock Pike		073-01-0-287.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(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, **Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 8, 2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua McGowan and Whitney McGowan,*** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 7B on the Plan of Resubdivision Map of Country Club Estates, Block "G" - Lots 7 and 8, of record in Instrument No. 20200507-0047837, 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 a portion of the same property conveyed to Jack C. Webster and wife, Virginia C. Webster by Warranty Deed from Herman H. Perry and wife, Edith D. Perry, of record in Book 4694, Page 269, Register's Office for Davidson County, Tennessee, dated March 28, 1973 and recorded on April 02, 1973.

AND

Being a portion of the same property conveyed to Jack C. Webster and wife, Virginia C. Webster by Warranty Deed James M. Clopton and wife, Carrie Lou Clopton, of record in Book 2332, Page 571, Register's Office for Davidson County, Tennessee, dated November 4, 1954 and recorded on November 17, 1954.

Being a portion of the same property conveyed to Virginia C. Webster by Quitclaim Deed(s) from Jack C. Webster, of record in Instrument No. 20061113-0140491 and Instrument No. 20061113-0140492, Register's Office for Davidson County, Tennessee, dated October 18, 2006 and recorded on November 13, 2006.

Being a portion of the same property conveyed to Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 8, 2015 by Quitclaim Deed(s) from Virginia C. Webster (a widow) of record in Instrument No. 20150619-0058859 and 20150619-0058860, Register's Office for Davidson County, Tennessee, dated June 8, 2015 and recorded on June 19, 2015.

Being also known as 2106 McGavock Pike Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch# 481572 DEEDWARR
09/23/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $617.90
20200923-0109368 20200923-0109368

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2106 McGavock Pike, Nashville, TN 37216

(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 18th day of September, 2020.

Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 8, 2015

By

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Deborah L. Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 8, 2015, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Trustee.

Witness my hand this 18th day of September, 2020.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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, Ryan Lux, 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.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

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