Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 489754 DEEDWARR
10/06/2020 08:47:44 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20201006-0115378

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF September 2020.

Notary Public

MY COMMISSION EXPIRES: 10/24/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. McMahon, Jr.	Origin Bank	
(NAME) 4051 Cedar Circle	(NAME) 1800 Hudson Ln. Ste 4A	05816003600
(ADDRESS) Nashville, TN 37218	(ADDRESS) Monroe, LA 71201	
(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, **Margaret B Hughes** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. McMahon, Jr., an unmarried man** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND DESCRIPTION - 4051 CEDAR CIRCLE
MAP 58-16, PARCEL 36

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE SOUTHERLY PORTION OF TRACT NO. 21, BLOCK "DD", ON THE REVISED PLAN OF FAIRVIEW OF RECORD IN PLAN BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF CEDAR CIRCLE, APPROXIMATELY 400 FEET WEST OF SAID CEDAR CIRCLE AND U.S. HIGHWAY 41;
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 108.31 FEET, A DISTANCE 104.19 FEET;
THENCE LEAVING SAID CEDAR CIRCLE N 11° 49'24" E, 500.05 FEET TO THE SOUTHERLY SIDE OF AN UNNAMED 50 FOOT RIGHT OF WAY;
THENCE S 54° 50' 26" E, 293 FEET TO THE NORTH RIGHT OF WAY OF SAID CEDAR CIRCLE;
THENCE N 23°08' 37" W, 51.12 FEET;
THENCE N 54° 50' 26" E, 370.77 FEET;
THENCE S 23°34'09" E, 326.94 FEET;
THENCE S 11°43'43" W, 185 FEET;
THENCE N 75° 12' 05" W, 125 FEET;
THENCE S 11°43'43" W, 200 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.34 ACRES, MORE OR LESS.
TOGETHER WITH A 25 FOOT EASEMENT FOR GRAVEL DRIVE AND CARPORT SERVING SAID PARCEL 36, UNTIL SUCH TIME SAID DRIVEWAY AND/OR CARPORT ARE RELOCATED OR REMOVED.
ALSO INCLUDED IN THIS DESCRIPTION IS A PROPOSED 50 FOOT INGRESS-EGRESS EASEMENT, ADJACENT TO AND PARALLEL WITH THE NORTH SIDE OF SAID DESCRIPTION, TO SERVE PARCEL 1 OF MAP 58-16.

Being a portion of the same property conveyed to John Lee Hughes and wife, Margaret B. Hughes by Warranty deed from S. C. Cherry and wife, Edith S. Cherry of record in Book 4901, page 744, Register's Office for Davidson County, Tennessee, dated April 02, 1975 and recorded on April 04, 1975. John Lee Hughes having since died on or about November 28, 2018, leaving Margaret B. Hughes as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 1130, Page 54, and Subject to Survey dated 9/23/2020 by Patrick S. Coode TN No. 855, File # 2020-070-2 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 4051 Cedar Circle Nashville, TN 37218
(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 24 day of September, 2020.

Margaret B Hughes
Margaret B Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Margaret B Hughes**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of September, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021