Karen Johnson Davidson County
Batch# 497692 DEEDWARR
10/16/2020 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20201016-0120978

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

File No.: 20-0813

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Logan Wayne Dishmon | SecurityNational Mortgage Company | Map: 08609003100 |
| (NAME)<br>3232 Dockside Drive | (NAME)<br>5300 South 360 West, Suite 150 | |
| (ADDRESS)<br>Hermitage, TN 37076 | (ADDRESS)<br>Murray, UT 84123 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS ($218,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**LARRY DEE MCCORMACK AND BETTIE KAREN MCCORMACK RAINEY, HEIRS OF THE ESTATE OF JOHN MICHAEL MCCORMACK**,

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

**LOGAN WAYNE DISHMON, A SINGLE MAN**,

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:

Being Lot No. 27, on the plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Page 218, 219 and 220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John M. McCormack, unmarried, by deed of record in Book 8387, Page 107, dated June 26, 1991, Register's Office for said County. The said John M. McCormack died intestate on March 8, 2020, leaving as Sole Heirs the Grantors herein. See also Probate No. 20P-505 of record in Probate Court of Davidson County, Tennessee. See also Affidavits of Heirship of record in Instrument No. 202010160120976 and Instrument No. 202010160120977, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 218, 219 and 220, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 8228, Page 335, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3232 Dockside Drive, Hermitage, TN 37076
(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 15th day of October, 2020.

The Estate of John Michael McCormack

BY: _____
Larry Dee McCormack, Heir

BY: Bettie Karen McCormack Rainey
Bettie Karen McCormack Rainey, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry Dee McCormack and Bettie Karen McCormack Rainey 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 Heirs of The Estate of John Michael McCormack the within named bargainer, and that he/she as such Heirs being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of October, 2020.

My Commission Expires: 3/6/24

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY