WARRANTY DEED

Karen Johnson Davidson County
Batch# 525878 DEEDWARR
12/07/2020 03:09:42 PM 2 pgs
Fees: $13.00 Taxes: $797.35

20201207-0141868

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

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

File No.: 20-1041

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Isaac Lynde and Cherie Lynde	New Owner	Map: 06111009200
(NAME)	(NAME)	
6479 US Hwy 93 S No.129		
(ADDRESS)	(ADDRESS)	
Whitefish, MT 59937		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($215,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALLEN LEWIS CANTRELL, UNMARRIED,

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

ISAAC LYNDE AND CHERIE LYNDE, husband and wife

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. 8 on the Plat of a resubdivision of Lots Nos. 11 and 17, inclusive, in I.C. McMahan's Maplewood Tract, which is of record in Book 547, page 144, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 8 fronts 50 feet on the southerly side of McMahan Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Allen Lewis Cantrell, Trustee U/A/D May 1, 2001 of the Allen Lewis Cantrell Revocable Living Trust Agreement and any Successors in Trust, by Quitclaim Deed from Allen Lewis Cantrell, of record in Instrument No. 20070508-0055162, dated May 2, 2007, see also Quitclaim Deed of record in Instrument No. 20010524-0054452 and deed of record in Book 11441, Page 50, 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 547, Page 144,, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1010 McMahan Ave, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JSB EXP 20 1010

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 4th day of December, 2020.

Allen Lewis Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersignec, a Notary Public in and for said County and State, the within named Allen Lewis Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 4th day of December, 2020.

My Commission Expires: 3/6/24

Notary Public

