WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,100.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2020.

Notary Public

COMMISSION EXPIRES: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 532849 DEEDWARR
12/14/2020 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.87
20201214-0146787

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Valerie Kay McCartney Joseph Anthony McKinney	New Owner	138-00-0-075
(NAME)	(NAME)	
3845 Couchville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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, **Jeffrey W. Mandrell, Trustee of the Revocable Trust Agreement Creating The Mandrell Family Trust dated January 5, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valerie Kay McCartney and Joseph Anthony McKinney, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil district of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated October 5, 1981, as follows:

Beginning at an iron pin in the southerly margin of Couchville Pike corner to Riley Estes, and being the most northeast corner of this tract; thence leaving said Pike and with the line of said Estes and corner post in the line of said Estes; thence continuing with a fence line for the next three calls as follows: North 65 degrees 14' West 194.21 feet, North 59 degrees 48' West 38.56 feet to a large cedar tree, and North 71 degrees 52' West, 36.73 feet to an iron pin (new), corner to James Healy; thence with the line of said Healy North 8 degrees 26' East 551.34 feet to an iron pin (new) corner to said Healy in the southerly margin of said Couchville Pike thence with the southerly margin of said Pike for the next three calls as follows: South 65 degrees 30' East, 145.69 feet, South 60 degrees 21' East 100.00 feet and South 58 degrees 15' East, 20.50 feet to the beginning, containing 3.21 acres.

Being the same property conveyed to The Mandrell Family Trust, Jeffrey Wayne Mandrell, Trustee by Quitclaim Deed from Jeffrey W. Mandrell, married, filed for record on May 1, 2019 in Instrument No. 20190501-0040256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey W. Mandrell, a single person by Warranty Deed from the Estate of J. Paul Gordon by Executor Cynthia A. Maniscalco, filed for record on December 31, 2009 in instrument No. 20091231-0118831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3845 Couchville Pike Nashville, TN 37076

(House Number) (Street) (P.O. Address) (City or Town)(state) (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, successors 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, successors 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 2nd day of December, 2020.

By: _____
Jeffrey W. Mandell, Trustee

State of Tennessee

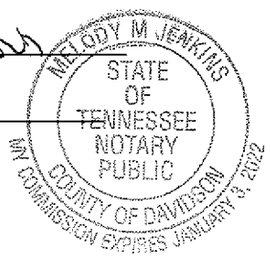
County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Jeffrey W. Mandrell, Trustee of the Revocable Trust Agreement Creating the Mandrell Family Trust dated January 5, 2012**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2020.

_____
Notary

Commission Expires: _____



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021