22513
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 549603 DEEDWARR
01/07/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210107-0003590

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Christopher Fuller
8565 Cub Creek Road
Nashville, TN 37209

Send Tax Bills to:
New Owner

Map/Parcel: 077 00 0 065.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael A. McCormack and Jill S. McCormack, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Janet Fuller and Christopher Fuller, wife, and husband,** 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:

TRACT of land in Davidson County, Tennessee, further described as:
Beginning at a point in the southerly right-of-way of Cub Creek Road, being the northwest corner of the Miller 19 acre tract; thence South 36 degrees 30 minutes East 550 feet to a point in a branch; thence North 37 degrees 10 minutes East 250 feet to a point; thence North 39 degrees East 250 feet to a point near a bridge being the northwest corner of the James Robert Edwards, Sr. property; thence South 650 feet to a point; thence South 29 degrees 45 minutes West 810 feet to a point; thence North 36 degrees 30 minutes West 670 feet to a point; thence North 53 degrees 30 minutes East 80 feet to a point; thence North 36 degrees 30 minutes West 700 feet to a point in the southerly right-of-way of Cub Creek Road; thence along said right-of-way, North 53 degrees 30 minutes East 550 feet to the point of beginning, containing 20 acres, more or less.

INCLUDED in said legal description but EXCLUDED from this conveyance is the tract previously conveyed in Book 7855, page 454, said Register's Office.

BEING the same property conveyed to Michael A. McCormick and Jill S. McCormick, husband and wife, by Quitclaim Deed from Jill Snyder McCormick, dated June 11, 2002, and recorded at Instrument No. 20020613-0072140, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: Taxes for 2021 and subsequent years and all other easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 8565 Cub Creek Road, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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/our hand(s) as on the date shown on the Notary forms.

Michael A. McCormack

Jill S. McCormack

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael A. McCormack and Jill S. McCormack, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of December, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAE PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Subscribed and sworn to before me this 28th day of December, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAE PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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