Karen Johnson Davidson County
Batch# 560596 DEEDWARR
01/26/2021 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,283.90
20210126-0010997

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

EMILY CROWDER NOTARY PUBLIC COUNTY OF CHEATHAM TENNESSEE

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $347,000.00.

_____
Affiant

Subscribed and sworn to before me, this 21st day of January, 2021.

_____
Notary Public

My Commission Expires: 8/20/24

Address New Owner As Follows:
Matthew and Gretchen L. McCrary
5505 Burgess Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Map-Parcel Number:
103-02-0-143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES B. HICKMAN, CO-TRUSTEE OF THE OAK STREET DEVELOPMENT TRUST DATED MAY 7, 2020** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATTHEW MCCRARY**

AND GRETCHEN L. MCCRARY, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 25 on the map of the C. C. Vernon Farm, as of record in Plat Book 161, page 164, Register's Office for said County, described as follows:
>
> Beginning at a point on the southerly margin of Burgie Street at the northeast corner of a part of said Lot No. 25 conveyed to James Frank Williams and wife, by deed from Malcolm L. Mimms and wife, of record in Book 2332, page 345, said Register's Office; thence with the eastern boundary line of said Williams property south 5 deg. west 79.53 feet to the northern boundary line of a part of Lot No. 25 conveyed to E. E. Hood, of record in Book 1349, page 198, said Register's Office, said point being the southeast corner of said Williams property; thence with the northern boundary line of Hood property and the property conveyed to Dan W. Dreaden and wife, by deed from Margaret Green Wright, of record in Book 1516, page 523, said Register's Office, south 86 ½ deg. east 92 feet, more or less, to the southwest corner of a part of lot No. 25 conveyed to Kenneth C. Spencer and wife, by deed from Robert L. Mimms and wife, of record in Book 2273, page 529, said Register's Office; thence with the western boundary line of said Spencer property, northwardly 92 feet, more or less, to the southerly margin of said Burgie Street, Spencer's northwest corner; thence with the southerly margin of said Burgie Street, south 85-3/4 deg. west 77 feet and north 85 deg. west 15.5 feet, more or less, to the beginning.
>
> Being the same property conveyed to Hunter R. Mobley and James B. Hickman, Trustees of the Oak Street Development Trust dated May 7, 2020, by deed from Robert J. Gamble, Jr., Executor of the Estate of Sherry Lee Estes, of record as Instrument No.20200616-0061766, Register's Office for Davidson County, Tennessee, with either such Trustee having the power to sell, convey and mortgage the subject property without joinder of the toher and without joinder of any beneficiary.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book in Book 161, page 164, Register's Office for Davidson County, Tennessee.

202101260010997

This is improved property known as: 5505 Burgess Avenue, 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 Grantees, theirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of January, 2021.

James B. Hickman, Co-Trustee of the Oak Street Development Trust dated May 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James B. Hickman, Co-Trustee of the Oak Street Development Trust dated May 7, 2020, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of January, 2021.

Notary Public

My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

202101260010997

True Copy Certification

I, Spencer Gross, 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

SPENCER RYAN GROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023

State of Tennessee

County of Williamson

Personally appeared before me, W. Brad Lehman, a notary public for this county and state, 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: 09/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY