Karen Johnson Davidson County
Batch# 574135 DEEDWARR
02/12/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210212-0020591

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MAY 18, 2024

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Steven Steele Dayna Lee Steele	Pinnacle Bank	061-03-0-086.00
(NAME)	(NAME)	
1006 B Joyce Lane	P. O. Box 702726	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75370	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James T McLean Sr., unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Steven Steele and Dayna Lee Steele, 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:

Property located in the Eighth Councilmanic District in Nashville, Davidson County, Tennessee, being Part of Lot 8 on the Map of Bradford Heights Subdivision of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee and being Parcel 86.00 on Davidson County Property Map 61-03, being more particularly described as follows:

Beginning at an Iron Rod (Old) on the southerly right-of-way of Joyce Lane (50' Right-of-Way), being the northwest corner of the property conveyed to G-Team Real Estate Holdings of record in Instrument No. 20191108-0115390, Register's Office for Davidson County, Tennessee.

Thence, leaving said Joyce Lane and following the westerly boundary of said G-Team Real Estate Holdings property, South 06 deg. 51 minutes 07 seconds West, 160.13 feet to an Iron Rod (New) on the northerly boundary of the property conveyed to Jeanette R. Frohman of record in Instrument No. 20150731-0075692, Register's Office for Davidson County, Tennessee and being the southwest corner of said G-Team Real Estate Holdings property;

Thence, following the northerly boundary of said Frohman property, North 82 deg. 52 minutes 44 seconds West, 26.76 feet to an Iron Pipe (Old);

Thence, North 84 deg. 54 minutes 38 seconds West, 3.26 feet to an Iron Rod (New);

Thence, leaving said Frohman property, North 06 deg. 51 minutes 33 seconds East, 160.19 feet to an Iron Rod (New) on the southerly right-of-way of Joyce Lane;

Thence, following the southerly right-of-way of Joyce Lane, South 82 deg. 59 minutes 03 seconds East, 30.00 to the point of beginning, containing 4,805 square feet or 0.11 acres.

Being the same property conveyed to James T. McLean, Sr. by deed of record being recorded 5/19/2020 in Instrument No. 20200519-0051874, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James T. McLean by deed of record being recorded 1/15/2020 in Instrument No. 20200115-0005537, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James T. McLean, Sr. by Lori Holloway as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 202102120020590, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1006 B Joyce Lane, Nashville, TN 37216
(House Number) (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 my/our hands this 11th day of February, 2021.

James T. McLean, Sr. By Lori Holloway

James T. McLean, Sr.
By: Lori Holloway, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 11th day of February, 2021 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of James T. McLean, Sr., and acknowledged that she executed the same as the free act and deed of the said James T. McLean, Sr., through Power of Attorney granted her by the said James T. McLean, Sr..

WITNESS my hand and seal this 11th day of February, 2021.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22235

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)