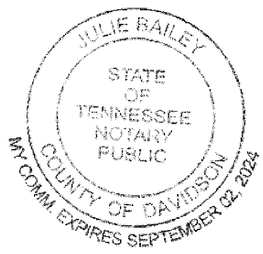
Karen Johnson Davidson County
Batch# 595773 DEEDWARR
03/19/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210319-0036846

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,999.00

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2021.

Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua S. McDonald and Marietta H. McDonald	Wilson Bank & Trust	080-08-0-284.00
1416 Breckenridge Court	1436 W. Main Street	
Nashville, TN 37189	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENDA K. APPLE, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA S. MCDONALD, AN UNMARRIED PERSON AND MARIETTA H. MCDONALD, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, page 49, Register' s Office for said County. Said Lot No. 17 fronts 57 feet on the Northerly side of Hinkle Drive and extends back 134. 01 feet on the east line and 133.87 feet on the west line, to a dead line in the rear on which it measures 53.3 feet.

Being the same property conveyed to Hester Construction Company by Warranty deed from Robert A. Travis and wife, Nellie Marie Travis of record in Book 3985, page 945, Register's Office for Davidson County, Tennessee, dated February 03, 1966 and recorded on February 08, 1966.

Being the same property conveyed to Brenda K. Apple by Warranty deed from Nellie Marie Travis of record in Instrument No. 20191127-0122910 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019.

Guardianship and Trusts Corporation, Conservator for Nellie Travis a/k/a Nellie Marie Travis, by Order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division, Docket No. 19P240).

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3276 Hinkle Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of March, 2021.

Brenda K. Apple

Brenda K. Apple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brenda K. Apple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of March, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
NOTARY PUBLIC
TENNESSEE
My Comm Exp
May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022