Bof 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 603176 DEEDWARR
03/31/2021 08:17:16 AM 2 pgs
Fees: $13.00 Taxes: $2,978.50

20210331-0041994

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $805,000.00

Affiant

Subscribed and sworn to me on March 30, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34258

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn 306 42nd Avenue, North Nashville, TN 37209	Kevin McGinn 306 42nd Avenue, North Nashville, TN 37205	115-15-087-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sherry Gilbert Goodman, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kevin McGinn, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 77 on plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Isadore Gilbert and wife, Margaret C. Gilbert by deed from William H. Mercer and wife, Lillie Mercer, of record in Book 2140, page 17 in the Register's Office for Davidson County, Tennessee. The said Isadore Gilbert having predeceased Margaret C. Gilbert. The said Margaret C. Gilbert having since died. The Last Will and Testament of Margaret Gilbert, of record in Book 8570, page 6 in said Register's Office, devised the subject property to Sherry Gilbert Goodman. The said Margaret C. Gilbert and Margaret Gilbert being one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 6324 Jocelyn Hollow Road, Nashville, TN 37205.

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 GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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) this 30th day of March, 2021.

Sherry Gilbert Goodman

Sherry Gilbert Goodman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 30, 2021, before me personally appeared Sherry Gilbert Goodman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 30, 2021.

NOTARY PUBLIC

My Commission Expires: 9/1/24

TODD BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021