WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

#15588

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah J. Crooks	Sarah J Crooks	003 00 0 052.00
(NAME)	(NAME)	
2661 Tinnin Road	2661 Tinnin Rd	003 00 0 070.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville tn 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Charles McGaw aka Charlie B. McGaw, a widow hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey untos Sarah J. Crooks, a married woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Map & Parcel: 003 00 0 052.00

Land in the 10th Civil District of Davidson County, Tennessee, being shown as Tracts Nos. 7, 8, 9 and 10 on a survey dated December 7, 1965, made by John R. Alley, Surveyor, and described together according to said survey as follows:

Beginning at a point in the center of Tinnin Road, corner to Diatiker's westerly line, South 3 deg. 30' West 430 feet to a point, corner to the remaining land of W.A. Jones; thence with said Jones as follows: South 86 deg. 30' west 188 feet, South 88 deg. 00' West 130 feet, North 58 deg. 45' West 134 feet, and North 53 deg. 30' West 272 feet to a point; thence North 2 deg. 30' East 224.5 feet to a point in the center of said Tinnin road; thence with the center of said Road as follows: North 89 deg. 20' East 27.7 feet, North 83 deg. 15' East 50 feet, North 79 deg. 40' East 263 feet, North 84 deg. 20' East 75 feet, South 82 deg. 30' East 50 feet, South 76 deg. 00' East 85 feet, and South 73 deg. 00' East 100 feet to the point of beginning, containing 6.44 acres, more or less.

Being the same property conveyed to Charlie B. McGaw and wife, Thelma R. McGaw by Warranty Deed from Cindy Rittenberry, as Trustee under the Rittenberry Revocable Family Trust, dated 06/17/1993 and recorded 06/18/1993, of record in Book 8985, Page 991, Register's Office for Davidson County, Tennessee

The said Thelma R. McGaw died on 04/30/2016, leaving the said Charlie B. McGaw the sole surviving tenant by the entirety.

Karen Johnson Davidson County
Batch# 627367 **DEEDWARR**
05/03/2021 10:59:17 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20210503-0058855

File No.: 1161860
Warranty Deed TN

Map & Parcel: 003 00 0 070.00

Beginning at a point being the northwest corner of a tract owned by Charlie McGaw and wife Thelma R McGaw as of record in deed book 8985, page 991, Register's Office for Davidson County, Tennessee and being the northeast corner point of a tract owned by James George as of record in deed book 4969, page 365, Register's Office for Davidson, Tennessee; Thence with McGaw for the next three calls, S 02-30-00 W, 224.00' to an iron pipe; Thence S 52-30-00 E, 275.38' to an iron pin; Thence S 71-12-33 E, 136.01' to an iron pin; Thence with a new line, N 82-30-00 W, 411.86' to a new line; Thence N 02-30-00 E, 385.61' to a point in Tinnin Road; Thence with Tinnin Road S 85-08-19 E, 55.00' to the point of beginning containing 4.3560 square feet or 1.000 acres more or less as per a survey by C & K Surveying dates August 2, 2004.

Being the same property conveyed to Charles McGaw and wife, Thelma McGaw by Warranty Deed from James H. George and wife, Faith S. George, dated 08/09/2004 and recorded 08/18/2004, of record in Instrument 200408180099808, Register's Office for Davidson County, Tennessee.

The said Thelma R. McGaw died on 04/30/2016, leaving the said Charlie B. McGaw the sole surviving tenant by the entirety.

Debbie Allen executed this instrument on behalf of Charles McGaw pursuant to a Power of Attorney of record in Instrument 20200124-0009086, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2661 Tinnin Road, Goodlettsville, TN 37072
0 Tinnin Road, Goodlettsville, TN 37072

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of April, 2021..

Charles McGaw by Debbie Allen his attorney in fact

Charles McGaw by Debbie Allen, his attorney in fact

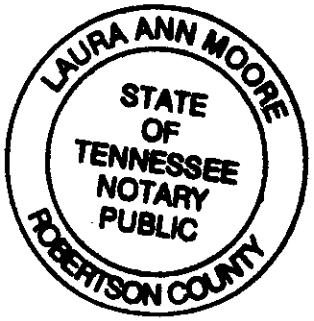
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Debbie Allen with whom I am personally acquainted and who acknowledged that she as such attorney in fact with full power and authority so to do executed the within instrument on behalf of Charles McGraw as his Attorney in Fact as the free act and deed of the within named Charles McGaw.

Witness my hand and Official seal this 30th day of April, 2021.

Laura Ann Moore

Notary Public:
My Commission Expires: Jun 30, 2021



RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148