Karen Johnson Davidson County
Batch# 643855 DEEDWARR
05/25/2021 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210525-0070792

Prepared by:
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

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

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy Beth Eller and Mallie Jeann McCloud 2930 McGavock Pike Nashville, TN 37214	GM&G Mortgage, Inc 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	073-08-0-036

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Christine E. Schrader and Kathryn A. Strunk Schrader f/k/a Kathryn A. Strunk, a married couple** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amy Beth Eller, an unmarried woman and Mallie Jeann McCloud, an unmarried woman, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 28 and the southerly half of Lot No. 29 on the Plan of George I. Waddey's Subdivision called Sunset View, not of record described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at a point 150 feet south of the northwest corner of the property conveyed to Ben C_ McGown, Sr. and wife, by deed from George I. Waddey, Jr., of record in Book 1389, Page 244, Register's Office for said County; thence with the easterly margin of said McGavock Pike southwardly 150 feet to the corner of Lot Nos. 27 and 28; thence with the line between said two lots eastwardly 544.5 feet, more or less, to the low water mark of Cumberland River; thence down said river at low water mark northwardly 150 feet to a point 50 feet south of the southeast corner of Lot Not 30 if extended; thence westwardly and parallel with the line between Lot Nos. 29 and 30, 555.75 feet, more or less, to the easterly margin of McGavock

Pike, the point of beginning.

Being the same property conveyed to Christine E. Schrader and Kathryn A. Strunk by deed from Albert Donald Singleton and wife, Shirley Jean Singleton of record in Instrument No. 20140529-0046092, Register's Office for Davidson County, Tennessee, and dated May 27, 2014.

This conveyance is made subject to the following:

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2930 McGavock Pike, Nashville, TN 37214

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of May, 2021.

Christine E. Schrader

Kathryn A. Strunk Schrader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of May, 2021, before me personally appeared Christine E Schrader and Kathryn A. Strunk Schrader, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202105250070792

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

