Karen Johnson Davidson County
Batch# 644004 DEEDWARR
05/25/2021 03:00:12 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20210525-0070980

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF May, 2021.

Notary Public

(Affix Seal)

My Commission Expires: 1/3/22

WARRANTY DEED

MCLAREN-H21165

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Anthony McLaren	new owner	042-07-5.00
801 N. Graycroft Avenue		
Madison, TN 37115		

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 consideration, the receipt of which is hereby acknowledged, I/we, **CLARENCE E. LITTON, JR AND SHARON G. GELLIN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **THOMAS ANTHONY MCLAREN, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 45 on the Map Section Two, Morning View Subdivision, as of record in Book 2133, Page 99, Register's Office for said County, and described as follows:

BEGINNING at a point on the westerly margin Graycroft Avenue, at the common corner of Lot 45 and 46; thence with the line between said lots, westerly 220.11 feet to a point; thence southwardly 174.76 feet to the northerly margin of Nesbitt Lane; thence with the margin of the same, eastwardly 200.39 feet to the beginning of a curve; thence along said curve northeastwardly 33.14 feet to the westerly margin of Graycroft Avenue; thence with the margin of said Avenue, northwardly 172 feet to the beginning.

Being the same property conveyed to Clarence E. Litton, Jr and Sharon G. Gellin by deed from Dinah S. Williams and Linda Williams and Shannon (Williams) Smith and Tammie Williams of record in Book 201908120080192, recorded on 08/12/2019, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as **801 N. Graycroft Avenue, Madison, Tennessee 37115** .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

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 recor d, (4) building restrictions, and (5) other matters of public record..

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RSB-C21-801

Witness my/our hand(s) this 19th day of May 2021:

Clarence E. Litton, Jr

Sharon G. Gellin

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Traci Pulley, a Notary Public in and for said County and State, the within named CLARENCE E. LITTON, JR AND SHARON G. GELLIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 19th day of May, 2021.

Notary Public

My Commission Expires: 3/28/23

