Karen Johnson Davidson County
Batch# 645432 DEEDWARR
05/27/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $705.04
20210527-0072132

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $190,550.00 Affiant Subscribed and sworn to before me, this the 24th day of May, 2021. Notary Public My commission expires:

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:
T.J. McDaniel, Jr.	New Owner(s)	053-16-0-076.04
800 Fort Pickens Road		
Pensacola, FL 32561		

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, **BARBARA WEISS, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T.J. MCDANIEL, JR., A MARRIED MAN**, 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 part of Lot No. 10 Life and Casualty Insurance Company Subdivision, not of record and Being Lot No. 1 on a Plat made October 21, 1963, by Hickerson and Hickerson Engineers, and described as follows:

Beginning at an iron pin in the Southwesterly direction of the Tennessee Central railroad right-of-way, said point being 432.9 feet Northwesterly from Pitts Avenue and from said point runs South 50 degrees 20 minutes East 70 feet with the said right-of-way boundary, to an iron pin; thence South 39 degrees 40 minutes West 140.8 feet to an iron pin; thence North 50 degrees 5 minutes West 53.4 feet to an old established fence line; thence North 33 degrees 50 minutes East 142.7 feet with said old established fence line to the point of beginning.

Being the same property conveyed to Patricia G. Singletary, a single woman by Warranty Deed from Kathy J. Rohtert, unmarried of record in Instrument No. 20040505-0051440, Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 5, 2004.

The said Patricia G. Singletary, having since died testate, devised said property to Linda F. Key under her Last Will and Testament of record in Case No. 19P-1400, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Linda F. Key, Married woman by Executor's Warranty Deed from Linda F. Key, Executrix of the Estate of Patricia G. Singletary of record in Instrument No. 20191011-0104523, Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 11, 2019.

Being the same property conveyed to MedSource Property Group, Inc. by Warranty deed from Linda F. Key of record in Instrument No. 20200415-0039443 Register's Office for Davidson County, Tennessee, dated April 13, 2020 and recorded on April 15, 2020.

Being the same property conveyed to Barbara Weiss, a married woman by Warranty deed from MedSource Property Group, Inc. of record in Instrument No. **20210526-0071536** Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May **26**, 2021.

**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 107 Prentiss Drive, Old Hickory, TN 37138, 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 24th day of May, 2021.

Barbara Weiss

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, 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 24th day of May, 2021.

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

Vladimir Gonzalez
Notary Public

My Commission Expires: Feb 24, 2024

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