Karen Johnson Davidson County
Batch# 648388 DEEDWARR
06/03/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210603-0074293

WARRANTY DEED

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

File No. BC-21-779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hanson	New Owner	
(NAME)	(NAME)	
6500 Bayshore Walk	6500 Bayshore Walk	073-01-0-287.00
(ADDRESS)	(ADDRESS)	
Long Beach, CA 90803	Long Beach, CA 90803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Joshua McGowan and Whitney McGowan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hanson**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 7B on the Plan of Resubdivision Map of Country Club Estates, Block "G" - Lots 7 and 8, of record in Instrument No. 20200507-0047837, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jack C. Webster and wife, Virginia C. Webster by Warranty Deed from Herman H. Perry and wife, Edith D. Perry, of record in Book 4694, Page 269, Register's Office for Davidson County, Tennessee, dated March 28, 1973 and recorded on April 02, 1973.

Being a portion of the same property conveyed to Virginia C. Webster by Quitclaim Deed(s) from Jack C. Webster, of record in Instrument No. 20061113-0140491, Register's Office for Davidson County, Tennessee, dated October 18, 2006 and recorded on November 13, 2006.

Being a portion of the same property conveyed to Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 8, 2015 by Quitclaim Deed(s) from Virginia C. Webster (a widow) of record in Instrument No. 20150619-0058859, Register's Office for Davidson County, Tennessee, dated June 8, 2015 and recorded on June 19, 2015.

Being the same property conveyed to Joshua McGowan and Whitney McGowan, husband and wife by Warranty deed from Deborah L. Miller, Trustee under the Irrevocable Trust Agreement of Virginia C. Webster, dated June 8, 2015 of record in Instrument No. 20200923-0109368 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 23, 2020.

This is property more commonly known as 2106 McGavock Pike, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand this 28th day of May, 2021.

Joshua McGowan

Whitney McGowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared Joshua McGowan and Whitney McGowan, 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 28th day of May, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE CARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024