Karen Johnson Davidson County
Batch# 649289 DEEDWARR
06/04/2021 08:04:30 AM 5 pgs
Fees: $28.00 Taxes: $10,397.00
20210604-0074935

GENERAL WARRANTY DEED

FROM: Elizabeth McCarley O'Shea, Executrix of the Estate of Susan MacMillan McCarley

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Harry Hill McAlister and Emily D. McAlister

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Harry Hill McAlister and Emily D. McAlister 4780 Buford Station Road Lynnville, TN 38472	Same	Map 130-13, Parcel 31

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,810,000.

Elizabeth McCarley O'Shea
Affiant

Sworn to and subscribed before me, this 1st day of June, 2021.

HR Mobley
Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

My Commission Expires: 10-02-2023

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth McCarley O'Shea, Executrix of the Estate of Susan MacMillan McCarley** (the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Harry Hill McAlister and wife, Emily D. McAlister** (collectively, the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 1216 Belle Meade Boulevard, Nashville, Tennessee 37205.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth above). 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 2 day of June, 2021.

SELLER: The Estate of Susan MacMillan McCarley

By: Elizabeth McCarley O'Shea, Executrix
Elizabeth McCarley O'Shea, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth McCarley O'Shea with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of Susan MacMillan McCarley, the within named bargainor, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executrix.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of June, 2021.

H R Mobley
Notary Public

My Commission Expires: 10-02-2023

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled B. E. Woodard's Warner Park Subdivision, of record in Plat Book 1130, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THEODORE T. MCCARLEY AND WIFE, SUSAN M. MCCARLEY, by deed from CHARLES JOSEPH SANDERS, JR. AND WIFE, MARTHA CLEMMONS SANDERS, of record in Book 3885, page 463, dated April 26, 1965, said Register's Office. The said Theodore T. McCarley having since died, leaving Susan M. McCarley the surviving tenant by the entirety. The said Susan M. McCarley having since died testate on or about March 19, 2021. Pursuant to the terms of her will of record in Docket No. 21P760 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate. ELIZABETH MCCARLEY O'SHEA has been appointed Executrix of said Estate.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2021 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 1130, Page 87, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

