WARRANTY DEED

Karen Johnson Davidson County
Batch# 650584 DEEDWARR
06/07/2021 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20210607-0076073

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/02/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3885

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephen R. Finlay		043-07-0-031.00
320 McArthur Drive		
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Steve Anthony Kendrick, Donald Wayne Kendrick, Brenda Lee Smith, and Karen Elaine Madden

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jake D. Finlay, unmarried

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, TO-WIT:

Land in Davidson County, Tennessee, being part of Block No. 13 on the Plan of Anderson Estates, of record in Book 1130, page 37, Register's Office, Davidson County, Tennessee, being Lots 137 and 138 on the unrecorded plan of the re-subdivision of Block Nos. 1 and 13 of said Anderson Estates, Section 1, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Lot No. 137: Beginning on the westerly margin of McArthur Drive at the southeast corner of the property conveyed to Orbon K. Rooker and wife, by deed from C. G. Caldwell and wife, of record in Book 2395, page 10, said point being 240 feet more or less, south of the southerly margin of Thornton Avenue; thence with the southerly line of said Rooker property, westwardly 150 feet to the northeast corner of Lot 144; thence with the easterly line of said Lot No. 144, with the northerly line of said Lot No. 136, eastwardly 150 feet to the westerly margin of McArthur Drive; thence with said Drive, northwardly 50 feet to the beginning.

Lot No. 138: Beginning on the westerly margin of McArthur Drive at the southeast corner of the property conveyed to Alvin W. Slonecker, et al by deed from John Bailey and wife, of record in Book 1851, page 327, said Register's Office, being the corner of Lots Nos. 138 and 139, thence the line between said two lots westwardly 150 feet to the common corner of Lots Nos. 138, 139, 142, and 143, southwardly 50 feet to the common corners of Lots Nos. 137, 138, 143 and 144; thence with the line between said Lots Nos. 137 and 138 eastwardly 150 feet to the westerly margin of said McArthur Drive; thence with same northwardly 50 feet to the beginning.

Being the same property conveyed to Melvin Kendrick et ux Marjorie Kendrick, by Warranty Deed from Thomas H. Pigue et ux Debra K. Pigue, of record in Book 5090, Page 520, Register's Office for Davidson County, Tennessee, dated November 22, 1976 and recorded on November 23, 1976.

Being the same property conveyed to Marjorie Elaine Kendrick by Quitclaim Deed from Melvin Kendrick of record in Instrument No. 20011018-0113502, Register's Office for Davidson County, Tennessee, dated October 17, 2001 and recorded on October 18, 2001.

Marjorie Elaine Kendrick, having died on June 27, 2020, her interest in said property vesting in her heirs at law: Karen Elaine Madden, Brenda Lee Smith, Steven Anthony Kendrick and Donald Wayne Kendrick.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 320 McArthur Drive Madison, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 2, 2021.

Steve Anthony Kendrick

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Steve Anthony Kendrick, Donald Wayne Kendrick, Brenda Lee Smith, and Karen Elaine Madden, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 2, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand on June 2, 2021.

Donald Wayne Kendrick
By Steven Anthony Kendrick Attorney in Fact

Donald Wayne Kendrick
By: Steven Anthony Kendrick, attorney in fact

Brenda Lee Smith
By: Steven Anthony Kendrick Attorney in Fact

Brenda Lee Smith
By: Steven Anthony Kendrick, attorney in fact

Karen Elaine Madden
By: Steven Anthony Kendrick Attorney In Fact.

Karen Elaine Madden
By: Steven Anthony Kendrick, attorney in fact

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven Anthony Kendrick, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Donald Wayne Kendrick, Brenda Lee Smith, and Karen Elaine Madden, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Donald Wayne Kendrick, Brenda Lee Smith, and Karen Elaine Madden, and is authorized by Donald Wayne Kendrick, Brenda Lee Smith, and Karen Elaine Madden, to execute this instrument on their behalf.

Witness my hand and official seal, this June 2, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3885

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

