Boy 36

Karen Johnson Davidson County
Batch# 653310 DEEDWARR
06/09/2021 03:55:31 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20210609-0077912

Warranty Deed

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$580,000.00~~

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2021.

Notary Public

My commission expires: 5-25-2025

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:
Kevin McGinn	Kevin McGinn	103-05-0-040.00
5705 Knob Road	306 42nd Ave. North	
Nashville, TN 37209	Nashville, TN 37209	

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, **LAURA FRANCE NEILSON CLARK, A SINGLE PERSON AND JANE BELL, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN MCGINN**, 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 Lot No. 69 on the Plan of Hillwood Park of record in Plat Book 3300, Page 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 204.95 feet on the Southerly Margin of knob, thence back between lines Measuring 213.3 feet on the Easterly line and 227.4 feet on the Westerly line, to a the fear which Measures 161.85 feet.

Being the same property conveyed to Jane Bell and Marguerite C. Penix, as Joint Tenance with right of Survivorship by Warranty deed from Ray W. Barnes and wife, Patt Ann Barnes of record in Book 5301, page 23, Register's Office for Davidson County, Tennessee, dated June 16, 1978 and recorded on June 20, 1978.

Sylvia Marguerite Penix died March 9, 2011.

Being the same property conveyed to Jane Bell and Laura France Neilson Clark by Quitclaim deed from Marguerite Penix of record in Instrument No. 20140515-0041914 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 15, 2014.

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 5705 Knob Road, Nashville, TN 37209, 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 1st day of June, 2021.

Laura France Neilson Clark

Jane Bell by Laura Clark, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura France Neilson Clark, individually and as attorney in fact for Jane Bell, 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 1st day of June, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025