Karen Johnson Davidson County
Batch# 672336 DEEDWARR
07/07/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210707-0091379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin McCarty		Map: 15003026200
(NAME) 2905 Sheana Way	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS MCKINNEY TRUSTEE OF THE THOMAS MCKINNEY REVOCABLE TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN MCCARTY, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 92A Zone Lot Division 81, Chelsea of Priest Lake, Section Two-A and Lot 92 Chelsea of Priest Lake, Section Two-B, of record in Plat Book 6250, Page 944, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Thomas McKinney Revocable Trust, by deed from James A. Meyer, a married man, of record in Instrument No. 20150401-0028078, dated March 31, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 944, said Register's Office; (3) Sewer Easement of record in Book 6932, Page 57 and Book 5081, Page 93, Register's Office for said County; (4) Water Easement of record in Book 6932, Page 93, Register's Office for said County; (5) Gas Easement of record in Book 2242, Page 141, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2905 Sheana Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29 day of June, 2021.

Thomas McKinney Revocable Trust

BY: _____
Thomas McKinney
Trustee

STATE OF OHIO
COUNTY OF Columbiana

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared , Trustee of the Thomas McKinney Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Thomas McKinney Revocable Trust, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of , as Trustee.

Witness my hand and official seal this 29 day of June, 2021.

My commission expires: 8/30/2025 _____
Notary Public

JENNY R. CORNELL
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2015-RE-543523
My commission expires Aug. 30, 2025

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Tracey Trumphour
Affiant
Date: 6-30-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30th day of June, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

