Warranty Deed

Karen Johnson Davidson County
Batch# 689538 **DEEDWARR**
08/03/2021 03:09:35 PM 2 pgs
Fees: $13.00 Taxes: $1,949.90

20210803-0104465

MARGARET H. TALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $527,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2021.

Notary Public

My commission expires:

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:
John Stephen McCoy and John William McCoy	New Owner(s)	061 14 0 065.00
1053 Horseshoe Drive		
Nashville, TN 37216		

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, **BRUCE FITZHUGH, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN STEPHEN MCCOY AND JOHN WILLIAM MCCOY, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

Being Lot No. 46 on the Map of Locust Grove Estates of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Fitzhugh, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20201210-0144197, in the Register's Office of Davidson County, Tennessee, dated November 05, 2020 and recorded on December 10, 2020.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Randy Tobitt and wife, Misty Tobitt, of record in Instrument No. 20201106-0130685, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 06, 2020.

Being the same property conveyed to Randy Tobitt and wife, Misty Tobitt, by Quitclaim Deed from Danny R. Tobitt and wife, Linda F. Tobitt, of record in Instrument No. 20130222-0017774, in the Register's Office of Davidson County, Tennessee, dated February 21, 2013 and recorded on February 22, 2013.

Being the same property conveyed to Danny R. Tobitt and Wife, Linda F. Tobitt, by Warranty Deed from Kenneth L. Steely and wife, Ann Steely, of record in Book 5254, Page 775, in the Register's Office of Davidson County, Tennessee, dated February 15, 1978 and recorded on February 21, 1978.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 1053 Horseshoe Drive, Nashville, TN 37216, 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 2nd day of August, 2021.

Bruce Fitzhugh

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 Bruce Fitzhugh, 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 2nd day of August, 2021.

Notary Public

My Commission Expires: 3-3-25

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