Karen Johnson Davidson County
Batch# 704767 DEEDWARR
08/26/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20210826-0115102

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $304,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 1306 Argle Ave Trust		**05112006100**
PO BOX 695	**NEW OWNER**	
Madison, TN 37116		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gordon J. McClellan and Lynda Graham McClellan, husband and wife

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

Brandon Adams, Trustee of The 1306 Argle Ave Trust

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:

Land in Davidson County, Tennessee, being part of Lot No. 3, on the Plan of the lands of N.O. Love, deceased, as of record in Minute Book 7, Page 176, County Court for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

Beginning on the easterly margin of Argle Avenue at its intersection with the southerly line of Morningside Heights Subdivision, as of record in Book 1130, Page 76; Register's Office for said County; thence South 74° 32' East 195.5 feet to the line of the property conveyed to Newman Cheek by deed from K.H. Dodson and wife, of record in Book 772, Page 315, said Register's Office; thence with said line, South 16° 22' West 235 feet to the northerly margin of Coreland Drive; thence with said Drive, North 57° 20' West 180.40 feet to the beginning of a curve; thence around said curve with a radius of 30 feet, northwestwardly 38.44 feet to the Easterly margin of Argle Avenue; thence with said Avenue, Northwardly 152.63 feet to the beginning.

Being the same property conveyed to James W. McClellan and wife, Elizabeth M. McClellan, by Installment Deed from W.A. Core and wife, Dorothy Love Core, dated 2/14/59 of record in Book 2863, Page 366, Register's Office of Davidson County, Tennessee. James W. McClellan died on 3/26/94 leaving Elizabeth M. McClellan as surviving tenant by the entirety. Elizabeth M. McClellan died testate on 8/13/13, and by Last Will and Testament admitted to Probate in the Probate Court for Davidson County, Tennessee, No. 13P1555, the property herein described was devised to Gordon J. McClellan. Lynda Graham McClellan enters into the execution of this instrument to convey any and all marital interest in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1306 Argle Ave, 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, 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 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.

Gordon J. McClellan Date: 8/24/21
Gordon J. McClellan

Lynda G. McClellan Date: 8/24/21
Lynda Graham McClellan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gordon J. McClellan and Lynda Graham McClellan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August 2021, _____.

NOTARY PUBLIC

My Commission Expires: _____

MARK E. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2023

Certificate of Authenticity

I, Mark B. Leedom, do hereby make oath that I am a licensed attorney and/or the 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

8/24/21.
Date

Affiant Signature

8/24/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25th day of August, 2021.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)

