Karen Johnson Davidson County
Batch# 725401 DEEDWARR
09/28/2021 02:52:30 PM 6 pgs
Fees: $33.00 Taxes: $777.00
20210928-0130358

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-22-22
(AFFIX SEAL)

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

File No.: 21-0499

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peter R. Morris	New Owner	Map: 04413002600
(NAME) 389 Willow Bough Ln	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH E. PITTS, TIMOTHY S. MCCLURE, BRANDON MCCLURE, AND RHONDA L. MCCLURE CONSERVATOR FOR VERONICA LYNN MCCLURE AND VIVIAN ELIZABETH MCCLURE HEIRS OF THE ESTATE OF MELVIN E. MCCLURE,

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

PETER R. MORRIS, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Three, The Knoll of record in Book 2854, Page 110, 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. 47 fronts 80 feet on the southwesterly side of Bettie Drive and extends back 155 feet on the northwesterly side and 320 feet on the southeasterly side to a dead line measuring 183.38 feet thereon.

Being the same property conveyed to Melvin E. McClure, unmarried, by Quitclaim Deed, of record in Instrument No. 20060817-0101587, Register's Office for said County. Also being the same property conveyed to Melvin E. McClure and wife, Martha E. McClure in Book 3341, Page 79, Register's Office for said County. The said Martha E. McClure died March 1, 1995 and title vested in Melvin E. McClure, as surviving tenant by the entirety. The said Melvin E. McClure died intestate on July 10, 2020, leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument No. 202109280130354, Instrument No. 202109280130355, Instrument No. 202109280130356, and Instrument No. 202109280130357. The said Kevin E. McClure dies June 14, 2011 leaving his 1/3 interest to Brandon McClure, Veronica McClure, and Vivian McClure. The said Rhonda L. McClure being appointed Conservator for Veronica Lynn McClure in the Probate Court, county of Catoosa, state of Georgia, Estate No. E21-377. The said Rhonda L. McClure being appointed Conservator for Vivian Elizabeth McClure in the Probate Court, county of Catoosa, state of Georgia, Estate No. E21-378.

Martha Elizabeth McClure, Betty McClure, and Bettie McClure being one and the same person.

Melvin E. McClure and Melvin Earl McClure being one and the same person.

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 2854, Page 110, said Register's Office.(3)Sanitary Sewer and/or Storm Drainage Easement of record in Book 9153, Page 311, in the Register's Office for Davidson County, Tennessee.(4)This conveyance is subject to Restrictive Covenants of record in Book 3103, Page 3, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 908 Bettie Dr., Old Hickory, TN 37138
(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 27th day of September, 2021.

Timothy S. McClure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy S. McClure, 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 and official seal this 27th day of September, 2021.

My Commission Expires: 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 23rd day of September, 2021.

Deborah E. Pitts

STATE OF ARIZONA
COUNTY OF MOHAVE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah E. Pitts, 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 and official seal this, 23rd day of September, 2021.

My Commission Expires: 12-26-2024

Notary Public

Heather Ohlwiler
Notary Public
Mohave, Arizona
My Comm. Expires 12/26/2024
Commission No. 596561

Witness our hands this 22nd day of September, 2021.

Brandon McClure

HIRAN FERNANDO
Notary Public
State of Washington
Commission # 149552
My Comm. Expires Sep 10, 2022

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon McClure, 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 and official seal this, 22nd day of September, 2021.

My Commission Expires:
9-10-2022

Notary Public

Witness our hands this 24 day of September, 2021.

Rhonda L. McClure, Conv
Rhonda L. McClure, Conservator for Veronica Lynn McClure

Rhonda L. McClure, Conv
Rhonda L. McClure, Conservator for Vivian Elizabeth McClure

STATE OF GEORGIA

COUNTY OF Whitfield

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rhonda L. McClure, Conservator with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Conservator for Veronica Lynn McClure and Vivian Elizabeth McClure, the within named bargainer, and that she as such Conservator being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of September, 2021.

My Commission Expires: Feb 26, 2023

David J. Blevins
Notary Public

DAVID J BLEVINS NOTARY PUBLIC WHITFIELD COUNTY GEORGIA EXPIRES FEB 26, 2023

Certification of Recorded Documents

I, Aubrey Seavers, 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 September 27, 2021.

(AFFIANT) – Aubrey Seavers

09/27/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of September, 2021.

My commission expires: 5.2.22

Notary Public

