Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14323-DJ

Karen Johnson Davidson County
Batch# 736592 DEEDWARR
10/14/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20211014-0138500

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $376,000.00.

Linda Stowe
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 12th day of October, 2021.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Linda Stowe and Allen Stowe 800 Cleves Street Old Hickory, TN 37138	New Owner	044-15-0-160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Terry McDonald and wife, Rachel McDonald**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Linda Stowe and Allen Stowe, wife and husband**, hereinafter called the Grantee(s), 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. 246 on the plan of Section "A", Village of Old Hickory, according to survey and plat of same appearing of record in Plat Book 1424, page 68, in the Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Beginning at a point on the westerly margin of Cleves Street, at the common corner of Lots Nos. 246 and 247; thence with the line between said lots westwardly 88.1 feet to a point, the common corner of said lots and of lots 258 and 259; thence with the line between lots 258 and 246, northwardly 60.4 feet to a point on the south margin of Eighth Street; thence with the margin of said street, eastwardly 78.1 feet to the beginning of a curve; thence along said curve, southeastwardly 15.7 feet to a point on the westerly margin of Cleves Street; thence with the margin of same southwardly 50.4 feet to the beginning.

Being the same property conveyed to Terry McDonald and wife, Rachel McDonald by Warranty Deed from Joe R. Jenkins, an unmarried man, dated September 29, 2020, recorded September 30, 2020, of record in Instrument No. 20200930-0112690, Register's Office for Davidson County, Tennessee.

This is improved property located at: **800 Cleves Street, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of October, 2021.

GRANTOR:

Terry McDonald

Rachel McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry McDonald and Rachel Pate McDonald, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of October, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202110140138500

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 10/12/2021.

Kirsten Virden
Affiant Signature

10/12/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of October, 2021..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

