Karen Johnson Davidson County
Batch# 739623 DEEDWARR
10/19/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211019-0140388

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-7185

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of October, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Mcclure & Madyson Mcclure 616 Albany Drive Hermitage, TN 37076	**Daniel Mcclure and Madyson Mcclure** **616 Albany Drive, Hermitage, TN 37076**	075-08-0-039.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Hill and Sons LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Mcclure and Madyson Mcclure, a married couple

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. 279 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Monetha R. Reaves and Kathryn Ann Hinton by Warranty deed from Lawrence G. Warren and wife, Kathryn D. Warren of record in Book 5333, page 774, Register's Office for Davidson County, Tennessee, dated August 24, 1978 and recorded on September 05, 1978. Kathryn Ann Hinton having died intestate on or about February 26, 2016 leaving property vested in Melba Sewell as evidenced by Affidavits of Heirship of record in Instrument No. 20210701-0089625 and 20210701-0089626, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Monetha Reaves and Melba Sewell of record in Instrument No.

20210701-0089627 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 01, 2021.

Being the same property conveyed to Hill and Sons, LLC by Warranty deed from Music City Holdings, LLC a Texas limited liability company of record in Instrument No. 20210708-0091789 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 08, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 616 Albany Drive, Hermitage, TN 37076

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 so 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.

Dated this the 13th day of October, 2021.

Hill and Sons LLC, a Tennessee Limited Liability Company

By: David W. Hill
David W. Hill, Chief Manager

STATE OF TENNESSEE COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **David W. Hill,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Chief Manager** of **Hill & Sons, LLC,** the within named bargainor, a **Tennessee limited liability company**, and that as such **Chief Manager**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** as **Chief Manager**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of October, 2021.



Notary Public
My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 **October 13, 2021** (date of document).

Affiant Signature

October 13, 2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **13** day of **October**, 2**021**.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024