Karen Johnson Davidson County
Batch# 764340 DEEDWARR
12/01/2021 11:42:47 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20211201-0158689

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
John McEachen
1014 Cragfont Estates Rd.
Gallatin, TN. 37066

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:

044-05-0-183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita W. Anderson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John McEachen and wife, Brianny M McEachen and Michael J. Derryberry,** a single 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 further described as follows; to-wit:

Being parts of Lot Nos. 16, 17, and 18 on the Plan of Hadley's Subdivision of record in Plat Book 547, Page 125, in the Register's Office for Davidson County, Tennessee, described together according to a survey made by L.B. Petty, Surveyor, November 10, 1956, as follows:

Beginning at a point on the northerly margin of "Old" Bridgeway Street or Avenue, at the southwest corner of the property conveyed to H.C. Travis and wife, by J.T. Snoddy and wife, by deed of record in 1372, Page 494, in said Register's Office, said point being also 55 feet westerly from the northwest corner of said "Old" Bridgeway Avenue and "Old" Robinson Avenue, thence with the western boundary line of said Travis property North 30 deg. West 88 feet; thence South 72 deg. West 52.5 feet; thence North 28 deg. West 18 feet; thence South 64 deg. West 41 feet to a stake on the easterly margin of a 15-foot alley; thence with the easterly margin of said alley South 33 deg. 30' East 82 feet to the northerly margin of said "Old" Bridgeway Avenue; thence with said Avenue North 82 deg. 45' East 95 feet to the beginning.

Being the same property conveyed to Rita W. Anderson by Quitclaim Deed from Alice Gean H. Williams, unmarried of record in Instrument No. 20170911-0093012 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on September 11, 2017.

Being also known as 104 Bridgeway Avenue Old Hickory, Tennessee 37138.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **104 Bridgeway Ave Old Hickory, TN 37138.**

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 30th day of November, 2021.

Rita W. Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rita W. Anderson, the bargainor(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 and official seal this 30th day of November, 2021.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 2021.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/10/2024