WARRANTY DEED

Karen Johnson Davidson County
Batch# 784661 DEEDWARR
01/05/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,691.75
20220105-0001659

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $727,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022

(AFFIX SEAL)

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Carver and Louis Carver	New Owner	
(NAME)	(NAME)	103-15-0A-017.00-CO
117 Postwood Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MARGOT LAMANNA MCBRIDE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN B. CARVER AND LOUIS CARVER,*** 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: as Joint Tenants with Right of Survivorship

Land in Davidson County, Tennessee, being Lot No. 17 on the Revised Plan of Postwood, as of record in Plat Book 5200, Page 104, 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 Gordon McBride and wife, Margot L. McBride by Warranty Deed from Herbert and Company, a Tennessee Corporation, of record in Book 7291, page 107, Register's Office for Davidson County, Tennessee, dated July 08, 1987

Being the same property conveyed to Margot LeManna McBride by Quitclaim Deed from Gordon McBride of record in Book 9959, page 327, Register's Office for Davidson County, Tennessee, dated February 15, 1996.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 117 Postwood Place, Nashville, TN 37205
(House Number) (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 my hand this 15 day of December, 2021

MARGOT LAMANNA MCBRIDE

BY: PATRICK D. DREW, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared Patrick D. Drew, to me known to be the person who executed the foregoing instrument on behalf of Margot Lamanna McBride and acknowledged that he executed the same as the free act and deed of Margot Lamanna McBride.

Witness my hand and official seal this 15th day of December, 2021.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Certificate of Authenticity

I, Tiffany Rooker, 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 12/20/21.

Date

Tiffany Rooker

Affiant Signature

12/20/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON