ADDRESS NEW OWNERS and
SEND TAX BILLS:
ELIOT HINSON
103 Trail East Dr.
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
83-2-286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ALLEN WAYNE MCCLAIN, unmarried, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to ELIOT HINSON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Matthews Place, as of record in Book 1424, Page 61, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 60 feet on the east side of Matthews Place, and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Allen Wayne McClain by Quitclaim Deed from Charles A. McClain and wife, Archielene McClain, dated November 22, 2019, recorded November 26, 2019 as Instrument No. 20191126-0122096, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1103 Matthew Place, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Karen Johnson Davidson County
Batch# 806366 DEEDWARR
02/15/2022 02:35:27 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20220215-0017582

GRANTOR further covenants and bind himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 9 day of February, 2022.

Allen Wayne McClain

ALLEN WAYNE MCCLAIN

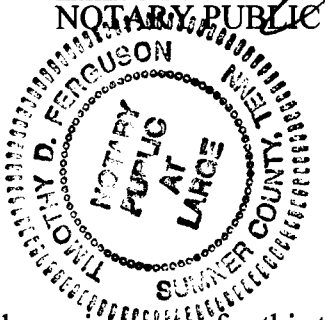
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ALLEN WAYNE MCCLAIN, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 9 day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 3-27-25



STATE OF TENNESSEE
COUNTY OF SUMNER

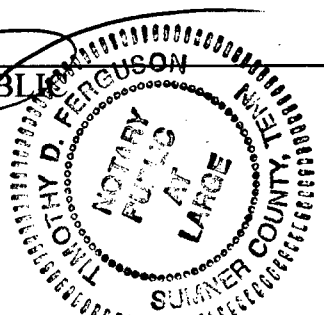
The actual consideration or value, whichever is greater for this transfer is $225,000.00.

AFFIANT

Subscribed to and sworn before me, this the 9 day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 3-27-25



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