THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238973** Karen Johnson Davidson County Batch# 807081 **DEEDWARR** 02/17/2022 09:34:58 AM 2 pgs Fees: $13.00 Taxes: $1,258.00 20220217-0018408	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2022. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: William Christopher McBride 121 Dellrose Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 084 14 0 150.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **June C. McBride, Trustee of the June C McBride Living Trust U/A/D June 2, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Christopher McBride, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No.19 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, pages 100 and 101, Register's Office for said County, described as follows:

BEGINNING on the northeasterly margin of Dellrose Avenue, at the corner of Lots Nos. 19 and 21; thence with said Avenue southeastwardly 178.64 feet to the beginning of a curve; thence around said curve with a radius of 20.47 feet, northeastwardly 31.93 feet to the westerly margin of Cottage Lane; thence with said Lane northwardly 149.4 feet to the corner of lots Nos. 19 and 20; thence with the line between said two lots westwardly 100.8 feet to the common corner of lots Nos. 19, 20 and 21; thence with the line between lots Nos. 19 and 21 southwestwardly 144 feet to the beginning.

Being the same property conveyed to June C. McBride Living Trust U/A/D June 2, 2021, by Quitclaim Deed from June C. McBride, unmarried, of record in Instrument No. 20210603-0074440 in the Register's Office of Davidson County, Tennessee, dated June 2, 2021 and recorded on June 3, 2021.

Being the same property conveyed to June C. McBride and husband, William M. McBride, as Tenants by the Entirety by Quitclaim Deed from June C. McBride, of record in Instrument No. 20040204-0013424, in the Register's Office for Davidson County, Tennessee, dated February 3, 2004 and recorded on February 4, 2004. The said William M. McBride having since died on March 18, 2018 thereby vesting title solely in June C. McBride.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON MEADOWS, as recorded in Plat Book , Page(s) ; .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 2283 Page 361.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 1847 Page 469.

Easement for Public Utility, recorded in Book 2346 Page 503.

Easement for Maintaining pipelines, recorded in Book 1129 Page 39

This is improved property located at 121 Dellrose Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of February, 2022.

June C. McBride Living Trust U/A/D June 2, 2021

June C. McBride, Trustee

By: June C. McBride, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, June C. McBride, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of the June C McBride Living Trust U/A/D June 2, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024