Karen Johnson Davidson County
Batch# 815486 DEEDWARR
03/04/2022 10:38:32 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220304-0024913

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATIOI
IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/6/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claire M. Frederick and Matthew Christian McKinley, wife and husband	New Owner	Map: 12013003600
(NAME) 1203 Currey Rd.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($375,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHY ANN ROSE AND MICHAEL LEE UPCHURCH, HEIRS OF THE ESTATE OF ROBBIE L. UPCHURCH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAIRE M. FREDERICK AND MATTHEW CHRISTIAN MCKINLEY, WIFE AND HUSBAND,

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:

Being Lot No. 1 on the Plan of Curreywood Acres, Section I, as of record in Book 2133, Page 109 and Page 110, Register's Office for said County.

Said Lot No. 1 fronts 123.8 feet on the south side of Currey Road and extends back 326.4 feet on the west line and 400 feet on the east line to a dead line in the rear which is a broken line, measuring 149.7 feet thereon.

Being the same property conveyed to Ben F. Upchurch et ux Robbie L., by deed from William T. Tucker and wife, Mildred D. Tucker, of record in Book 4437, Page 177, dated August 7, 1970, Register's Office for said County. The said Ben F. Upchurch died November 29, 2004, and title vested in Robbie L. Upchurch as surviving tenant by the entirety. The said Robbie L. Upchurch died July 19, 2021, with a Will, but the Estate was not probated. The Grantors, Kathy Ann Rose and Michael Lee Upchurch, execute this instrument as the Heirs of the Estate of Robbie L. Upchurch. See also Affidavits of Heirship of record in Instrument No. _____, and Instrument No. _____, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 1203 Currey Rd., Nashville, TN 37217
(House No.) (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 our hands this 3rd day of March, 2022.

Kathy Ann Rose

Kathy Ann Rose

Michael Lee Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Ann Rose and Michael Lee Upchurch, 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, 3rd day of March, 2022.

My Commission Expires:
1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY