Karen Johnson Davidson County
Batch# 817954 DEEDWARR
03/09/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220309-0026733

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

DM-BR-22-803

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bailey J. McQuary and Mary Geralyn McQuary	FIRST HORIZON BANK	
(NAME)	(NAME)	
803 Chickasaw Ave	12719 CANTRELL RD SUITE 206	071 12 0 135.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	LITTLE ROCK, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE BELT, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAILEY J. MCQUARY AND MARY GERALYN MCQUARY, BOTH UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 14, Victory Heights Subdivision, according to Plat and Survey of same appearing of record in Plat Book 1130, Page 97, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Jesse Belt, an unmarried man, by Warranty Deed from Gilday Construction Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200504-0046445, in the Register's Office of Davidson County, Tennessee, dated April 30, 2020 and recorded on May 04, 2020.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Victory Heights Subdivision, as recorded in Plat Book 1130, Page(s) 97.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1357, Page 677.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **803 Chickasaw Ave, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF FEBRUARY, 2022.

Jesse Belt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE BELT, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: 12-5-2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jamika Jones, 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 2/25/2022.

Date

Jamika Jones

Affiant Signature

02/28/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of February, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY