PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 841365 DEEDWARR
04/18/2022 03:11:03 PM 2 pgs
Fees: $13.00 Taxes: $2,408.70
20220418-0044411

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Ivey Title, LLC Ref: (DM) Title No.: 62577
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Cronin 2500 Barton Ave. Nashville, TN 37212	Michael Cronin 2500 Barton Ave. Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 10415016400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$651,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary F. McMillen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Cronin**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, BEING part of Lot No. 97 on the Map of Sunset Park, as of record in Book 332, page 132, and described as follows:

Beginning at a point in the south margin of Blair Boulevard, 16 feet east of the corner of Lots 96 and 97; thence southerly parallel to the line between said Lots, 114 feet 6 inches; thence westerly 4 feet 6 inches; thence southerly 18 feet 6 inches; thence easterly 4 feet 6 inches; thence southerly 26 feet 10 inches to a point which is 16 feet east of the corner of Lots No. 96 and 97, and in the northerly line of Lot No. 64; thence with the line between Lots No. 64 and 97, easterly 50 feet to a point which is 34 feet west of the corner of Lots No. 97 and 98; thence northerly parallel to the line between said lots, 24 feet 4 inches; thence at right angles, westerly 6 feet 8 inches; thence northerly 18 feet 4 inches; thence easterly 6 feet 8 inches; thence northerly 116 feet 10 inches to the south margin of Blair Boulevard; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to Michael J. McMillen and wife Mary F. McMillen by Warranty Deed from Hugh E. Witt and wife, Janie B. Witt, dated September 12, 1986 and recorded on September 30, 1986, of record in Book 6995, page 410, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated September 28, 1990, recorded September 29, 1990, of record in Book 8206, page 88, said Register's Office, subject property was conveyed to Mary F. McMillen.

Michael J. McMillen, spouse of Mary F. McMillen, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan of record in Book 332, page 132, said Register's Office.

This is improved property, known as 2229 Blair Boulevard, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 2022.

Mary F. McMillen

Michael J. McMillen

State of Tennessee

County of Davidson

On this 15th day of April, 2022, before me the undersigned authority, personally appeared Mary F. McMillen and Michael J. McMillen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $651,000.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2022.

Notary

My Commission Expires: 1·6·25