Karen Johnson Davidson County
Batch# 850187 DEEDWARR
05/04/2022 07:43:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20220504-0051491

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/26/2022

Cheryl D. Bolander
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/21/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3322

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Seth McKinney	Seth McKinney	025-00-0-100.00
313 Dry Creek Road	1051 Horseshoe Dr	
Goodlettsville, TN 37072	Nashville, TN 37216	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Juanita Hughes and Richard Wilson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Seth McKinney

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described according to a survey made by Wayne S. Cooper, Sr. Surveyor, dated August 13, 1971, described as follows: Beginning at an iron pin in the edge of a ditch, being a common corner of said property and the property belonging to Doyle Hasty as of record in Book 2145, page 187, RODC; thence North 2 degrees 34 minutes East 266.2 feet to a point; thence North 84 degrees 30 minutes West 218.3 feet to an iron pin in a fence; thence South 6 degrees 30 minutes West 246.0 feet to an iron pin at the edge of Dry Creek Road; thence following said road, South 81 degrees 29 minutes East to the point of the beginning, containing 1.3 acres.

This conveyance is made subject to an easement 50 feet wide, retained for the purpose of ingress and egress to the property lying at the rear of subject property. Said easement begins at an iron pin in the edge of a ditch, the common corner of subject property and the property conveyed to Doyle Hasty, as of record in Book 2145, page 187, RODC, and following said line between said properties, North 2 degrees 34 minutes East 266.2 feet to a point; thence North 84 degrees 30 minutes West 50 feet to a point; thence South 2 degrees 34 minutes West, 266.2 feet more or less, to the edge of Dry Creek Road; thence following the Northerly line of Dry Creek Road to the point of the beginning.

Being the same property conveyed to Willie Arden Wilson and wife, Susie Florence Wilson by Warranty deed from H. L. Worrell, Sr. of record in Book 4646, page 793, Register's Office for Davidson County, Tennessee, dated January 02, 1972 and recorded on October 16, 1972.

Willie Arden Wilson, having died on March 25, 1991, his interest in said property vesting in Susie Florence Wilson as surviving tenant by the entirety.

Susie Florence Wilson, having died intestate on February 2, 2006, her interest in said property vesting in her heirs at law: Juanita Hughes, Willie Wayne Wilson, Vernon A. Wilson and Richard Wilson, as shown in Affidavit of Heirship of record in Instrument Nos. 20210823-0113512 and 20210825-0114556, Register's Office for Davidson County, Tennessee.

Willie Wayne Wilson, having died intestate on February 10, 2006, his interest in said property vesting in his heirs at law: Juanita Hughes, Vernon A. Wilson and Richard Wilson, as shown in Affidavit of Heirship of record in Instrument Nos. 20210902-0118308 and 20210908-0119964, Register's Office for Davidson County, Tennessee.

Vernon A. Wilson (aka Vernon Alvin Wilson), having died testate on May 19, 2021, his interest in said property being devised to Juanita Hughes and Richard Wilson by Last Will and Testament as shown in Muniment of Title, of record in Case No. 21P-2253, Circuit Court (Probate Division) for Robertson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 313 Dry Creek Road Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 26, 2022.

Richard Wilson

Richard Wilson

STATE OF Wisconsin

COUNTY OF Polk

Personally appeared before me, a Notary Public of said County and State, Richard Wilson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 26, 2022.

Notary Public Tanya K Seeger

My Commission Expires: 1-22-2025

TANYA K SEEGER
Notary Public
State of Wisconsin

Witness my hand on April 26, 2022.

Juanita Hughes

Juanita Hughes

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Juanita Hughes, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 26, 2022.

Notary Public

My Commission Expires: 9/8/2025

File #: 2022-3322

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 26, 2022.

J. Carlton Drumwright

April 26, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 26, 2022.

Notary

My Commission Expires: 12/18/22

