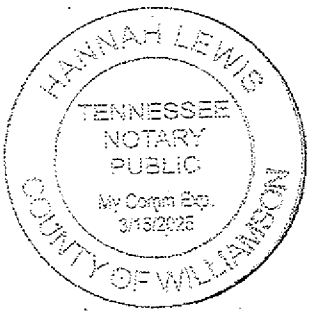
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $702,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Alan McCamish	NEW OWNER	073 12 0 093.00
(NAME)	(NAME)	
2936 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I/we **L. Wes Carnahan II and Minnie M. Carnahan, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Michael Alan McCamish and Sheri Ann McCamish, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd, formerly the 2nd Civil District of Davidson County, being Lot No. 25 on the Plan of George I. Waddey's Subdivision called "Sunset View", not of record, described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at a point 200 feet south of the southwest corner of the property conveyed to Ben C. McGowan, Jr. and wife, by Deed from George I. Waddey, Jr., of record in Book 1389, Page 261, Register's Office for said County, being the corner of Lots Nos. 25 and 26; thence with the line between said two lots eastwardly, 388 feet to the top of bluff, and down said bluff to low water mark of Cumberland River; thence with said low water mark southwardly 100.2 feet, more or less, to the corner of Lots Nos. 24 and 25; thence with the line between said two lots, westwardly, to the top of bluff and continuing in the same direction 395 feet to the easterly margin of McGavock Pike; thence with said Pike, northwardly 100 feet to the beginning.

Being the same property conveyed to W.B. Lish and wife, Elizabeth Odom Lish by Warranty Deed from Ezell Dickerson and J. P. Wallace, dated 05/19/1954 and recorded 05/21/1954, of record in Book 2279, Page 155, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 855452 DEEDWARR
05/13/2022 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $2,599.25
20220513-0055374

Being the same property conveyed to Lewis W. Carnahan and wife, Julia H. Carnahan by Installment Deed from W.B. Lish and wife, Elizabeth Odom Lish, dated 01/18/1955 and recorded 01/24/1955, of record in Book 2340, Page 241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. Wes Carnahan, II and Donna Smith Carnahan, husband and wife by Warranty Deed from Lewis W. Carnahan and Julia H. Carnahan, husband and wife, dated 07/01/1993 and recorded 07/07/1993, of record in Book 9006, Page 370, Register's Office for Davidson County, Tennessee.

The said Donna Smith Carnahan died on 06/02/2005, leaving the said L. Wes Carnahan, II the sole surviving tenant by the entirety.

Subject To (1) Covenants, conditions, easements and restrictions recorded in Book 808, Page 175, (2) Consent to Easement of record In Book 2282, Page 519, (3) Flowage Easement of record in Book 2279, Page 177, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2936 McGavock Pike, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 29th day of April, 2022.

L. Wes Carnahan II

Minnie M. Carnahan

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **L. Wes Carnahan II and Minnie M. Carnahan**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1665160
Warranty Deed TN

Certificate of Authenticity

I, Joshua A. Terry, 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 4-29-22.

Affiant Signature

5-4-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-4-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON