Karen Johnson Davidson County
Batch# 864375 DEEDWARR
05/27/2022 12:26:37 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220527-0061926

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2238

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of May, 2022

Notary Public

Commission Expires: 5.7.2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marcus and Kimberly Harvey 1224 Shawnee Road Madison, TN 37115	New Owner	052-08-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Veronica Hope Steele, F/K/A Veronica Hope McCrary, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcus Harvey and Kimberly Harvey, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section 1, Sequoia Valley of record in Plat Book 3700, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry Joe McCrary and wife, Veronica Hope McCrary by Warranty deed from Cynthia Carlton, unmarried of record in Book 9799, page 378, Register's Office for Davidson County, Tennessee, dated September 15, 1995 and recorded on September 20, 1995.

The subject property is neither the principal residence of the Grantor nor her spouse or any dependent.

The said Larry Joe McCrary having since died on or about February 4, 2021, leaving wife,

Veronica Hope McCrary N/K/A Veronica Hope Steele vested as the sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1224 Shawnee Road, Madison, TN 37115

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 so 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.

Dated this the 24th day of May, 2022.

Veronica Hope Steele
Veronica Hope Steele

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
HP

On this 24th day of May, 2022, before me personally appeared Veronica Hope Steele, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2022.

Kaylie Payne
Notary Signature
My commission expires:

