Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 865313 DEEDWARR
05/31/2022 02:59:48 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20220531-0062787

ADDRESS NEW OWNERS and
SEND TAX BILLS:
TIMOTHY R. WILSON and
KEVIN MCGINN
306 42nd Avenue North
Nashville, TN 37209

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
044 00 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, NANCY C. EDWARDS, unmarried, CAROLYN USSERY CAMPBELL, unmarried, KAREN USSERY WHITTLE, married, and MATTHEW CATHEY. EDWARDS, married, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to KEVIN MCGINN and TIMOTHY R. WILSON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee being part of tract No. 17 on the Subdivision of Nashville Industrial Corporation at Old Hickory, Tennessee, as of record in Book 1130, Page 46, Register's Office for said County, described according to a survey made by S. M. McMurray Company, July 6, 1948, as follows:
Beginning on the southerly margin of a 50 foot road 199 feet west of the east side of Rayon Drive; thence with the margin of said road north 50° 07' west 200 feet to an iron pin; thence south 37° 17' east 204.5 feet to an iron pin; thence north 40° 28' east 913 feet to the southerly margin of a 50 foot road the point of beginning, containing 4.07 acres, more or less.
Being the same property conveyed by deed from C. C. Edwards to Inez B. Edwards, tenants by the entirety, dated January 14, 1963 and recorded January 16, 1963, of record in Book 3501, page 439, Register's Office for Davidson County, Tennessee. C. C. Having since died November 13, 1979, vesting his interest to his wife, Inez B. Edwards.
Inez B. Edwards having died testate November 19, 2009 and pursuant to her Last Will and Testament filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 12P-1724, devised the subject property to her son James Charles Edwards.
James Charles Edwards died intestate January 31, 2019 vesting the subject property to his heirs at law, Nancy C. Edwards, Joann Edwards Ussery, and Matthew Cathey Edwards. See Affidavit of Heirship in Record Book ____, Page ____, Register's Office for Davidson County, Tennessee. * 20220531-0062786
Margaret Joan Ussery Edwards having since died testate, on May 17, 2020 and pursuant to her Last Will and Testament filed of record in the Chancery Court of Sumner County, Tennessee , Docket No. 2020-PR605, devising the real property to Billy F. Ussery, her husband.
Billy F. Ussery having since died testate on December 31, 2021 and pursuant to his Last Will and Testament filed of record in Sumner County Chancery Court, Docket No. 2021-PR113, devising said interest to his children, Karen Jo Ussery Whittle n/k/a Karen Ussery Whittle and Carolyn Foster Ussery McCaig n/k/a Carolyn Foster

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Ussery Campbell.

The subject property is not and has not been the principal residence of the Grantors or their spouses.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 102 Scenic View Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25 day of May, 2022.

Nancy C. Edwards
NANCY C. EDWARDS, Heir at Law of
James Charles Edwards Estate

Carolyn Ussery Campbell
CAROLYN USSERY CAMPBELL,
Individually and as Devisee of the Estate
of Billy F. Ussery

Karen Ussery Whittle
KAREN USSERY WHITTLE , Individually
and as Devisee of the Estate of Billy F. Ussery

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Nancy ~~Carolyn~~ JMB Edwards, Carolyn Ussery Campbell and Karen Ussery Whittle, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of May, 2022.

JM Belote
NOTARY PUBLIC

My Commission Expires: 3/25/25

MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Matthew Cathey Edwards

MATTHEW CATHEY EDWARDS, Heir at Law of
James Charles Edwards Estate

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned Notary Public of said county, Matthew CATHEY Edwards, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of May, 2022.

CANDICE MALONE
STATE OF TENNESSEE
NOTARY
PUBLIC
KNOX COUNTY
My Commission Expires: Nov. 23, 2025

Candice Malone
NOTARY PUBLIC

My Commission Expires: 11/23/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

AFFIANT

Subscribed to and sworn before me, this the 31st day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY