Karen Johnson Davidson County
Batch# 871791 DEEDWARR
06/15/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,416.10
20220615-0068356

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $653,000.00. Affiant Subscribed and sworn to before me, this the 8th day of June, 2022. Notary Public My commission expires: 11/8/22

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R. SHAFFER COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kaitlyn B. Jones	New Owner(s)	090-16-0-058.00
530 American Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **THE MCCULLOUGH HOUSE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAITLYN B. JONES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, State of Tennessee, being Lot No. 81, Section I, of The Charlotte Park Subdivision, as shown on plat of record in Book 2663, Pages 2 though 6, inclusive, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joe Burns and wife, Dorothy J. Burns by Warranty deed from Alex A. Gonski and wife, Lillian L. Gonski of record in Book 4311, page 533, Register's Office for Davidson County, Tennessee, dated February 14, 1969 and recorded on February 19, 1969.

Said Joe Burns became deceased on November 8, 2015, vesting Dorothy J. Burns as surviving tenant.

Said Dorothy J. Burns became deceased on July 20, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P1548, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Danny Joe Burns is named Administrator of the Estate of Dorothy Burns, deceased.

Being the same property conveyed to The McCullough House, LLC, a Tennessee limited liability company by Warranty deed from Danny Joe Burns, Administrator C.T.A. of Estate of Dorothy Burns of record in Instrument No. 20220110-0002600 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 10, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 530 American Road, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of June, 2022.

The McCullough House LLC,
a Tennessee Limited Liability Company

By: _____
Sydney Grigg, Member

By: _____
Scott McCullough, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sydney Grigg, Member and Scott McCullough, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of The McCullough House LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of June, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6-8-22.

Affiant Signature

6-8-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of June, 2022.

Notary Signature

My Commission Expires: 11/8/24

