Karen Johnson Davidson County
Batch# 877058 DEEDWARR
06/24/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220624-0072222

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. McLean Sr	New Owner	061-03-0 087.00
(NAME)	(NAME)	
P.O. Box 100453		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kerry McLean, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James T. McLean Sr, an unmarried man,** 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:

Property located in the Eighth Councilmanic District in Nashville, Davidson County, Tennessee, being Part of Lot 8 on the Map of Bradford Heights Subdivision of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee and being Parcel 87.00 on Davidson County Property Map 61-03, being more particularly described as follows:

Beginning at an Iron Rod (Old) on the southerly right-of-way of Joyce Lane (50' Right-of-Way), being the northeast corner of the property conveyed to Jennifer J. Hull of record in Instrument No. 20031016-0153329, Register's Office for Davidson County, Tennessee.

Thence, following Joyce Lane with a curve to the left having a central angle of 01 Degrees 40 Minutes 42 Seconds, a radius of 1025.38 Feet, an arc length of 30.03 Feet and a chord bearing and length South 83 Degrees 50 Minutes 01 Seconds East, 30.03 Feet to a Concrete Monument (Old);

Thence, South 82 Degrees 59 Minutes 03 Seconds East, 14.99 Feet to an Iron Rod (New);

Thence, leaving said Joyce Lane, South 06 Degrees 51 Minutes 33 Seconds East, 160.19 Feet to an Iron Rod (New) on the northerly boundary of the property conveyed to Jennette R. Frohman of record in Instrument No. 20150731-0075692, Register's Office for Davidson County, Tennessee;

Thence, following the northerly boundary of said Frohman property and continuing with the northerly boundary of the property conveyed to Robert W. Sturdivant, Et Ux of record in Deed Book 6057, Page 988, Register's Office for Davidson County, Tennessee, North 84 Degrees 54 Minutes 38 Seconds West, 45.00 Feet to an Iron Rod (New);

Thence, leaving the northerly boundary of said Sturdivant property, North 06 Degrees 50 Minutes 47 Seconds East, 161.25 to the Point of Beginning.

Containing 7,233 square feet or 0.17 acres.

Being the same property conveyed to Kerry McLean by deed of record in Instrument No. 20220110-0002815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1006 A Joyce Lane, Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my/our hands this 17th day of June, 2022.

Kerry McLean

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kerry McLean the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2022.

Notary Public Lori Holloway
My Commission Expires: February 20, 2023

File No.: 22645

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

I, Kelsie Holloway 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 6/17/2022 (date of document).

Kelsie Holloway

Affiant Signature

6/20/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of June, 2022.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/26/23

Notary's Seal (if on paper)

