Karen Johnson Davidson County
Batch# 877104 DEEDWARR
06/24/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220624-0072276

WARRANTY DEED

State of Tennessee
County of Davidson

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 NOTARY PUBLIC STATE OF TENNESSEE 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
Kerry Steven McLean	Pinnacle Bank	052-09-0 167.00
(NAME)	(NAME)	
2686 Miami Avenue	P. O. Box 702726	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75370	
(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, We, **Jim McLean Sr, unmarried and Raven McLean, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kerry Steven McLean, unmarried,** 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. 74, Woodale Grove Annex (erroneously referred to as Woodvale Grove Annex in deed of acquisition), part of the Gothard Land, as shown on plat of record in Plat Book 547, Page 109 and 110, Register's Office for said County, to which reference is made for a more complete description.**

Included in the above description, but expressly excluded from this conveyance is that land conveyed by John L. Saylors and Virgil R. Hall to Metropolitan Government of Nashville and Davidson County, Tennessee, its representatives as described in Book 3986, Page 904, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jim McLean Sr, unmarried and Raven McLean, unmarried by deed of record in Instrument No. 20210420-0052803, Register's Office for Davidson County, Tennessee.

The subject property is not the Grantors principle of residence.

unimproved ☐

This is improved ☑ property, known as 2686 Miami Avenue, 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 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.

Jim McLean Sr

Raven McLean

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jim McLean, Sr. and Raven McLean the bargainor(s), 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 and seal this 17th day of June, 2022.

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

File No.: 22629

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)

