Karen Johnson Davidson County
Batch# 880702 DEEDWARR
06/29/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220629-0075317

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $280000.

Kirsten Vorder
Affiant Signature

Subscribed and sworn to before me on this the 23 day June, 2022.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Page McGinnis
PO Box 112
Mineral Bluff GA 30559
SEND TAX BILLS TO:
Page McGinnis
same as above
MAP AND PARCEL NUMBER: Tax ID #: 02100006500

WARRANTY DEED
22NT00867

Effective the 23 Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael Seniuk, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Page McGinnis and Sara A. McGinnis, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson COUNTY, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Beginning at an iron pipe in the South margin of Clarksville Highway, being the northeast corner of Denton Binkley property and northwest corner of property herein conveyed; thence South 79 degrees 25 minutes East 60 feet to an iron pin; thence with the center of Old Clarksville Highway, South 51 degrees 58 minutes East 149.5 feet to an iron pin; thence South 1 degree 45 minutes East 412.5 feet to the point of beginning, containing 1.54 acres.

Being the same property as conveyed to Michael Seniuk, a single man by Warranty Deed from Brittany N. Johnston and Christopher Johnston, wife and husband dated 03/26/2021 recorded 03/31/2021 in Book NA, Page NA, as Document Number 20210331-0042222, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 6463 Old Clarksville Pike, Joelton, TN 37080
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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 23 day of June, 2022.

Michael Seniuk

State of TN
County of Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Seniuk , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of June , 2022.

Notary Public
My Commission expires: 3-3-26

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/23/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/23/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM