Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1278

Karen Johnson Davidson County
Batch# 889478 DEEDWARR
07/15/2022 11:03:14 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00
20220715-0081432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randolph E. McKinney, and Earline D. McKinney, as tenants by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela Y. Poston Williamson, and Charles D. Weaver, III, tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section 1, Hillwood Estates, of record in Book 1835, Page 117, Register's Office for said County.

Said Lot No. 16 fronts 106.8 feet on the northwesterly side of Price Circle Road and runs back 265 feet on the northeasterly line and 285 feet on the southwesterly line, to a line in the rear on which it measures 185 feet.

Being the same property conveyed to Randolph E. McKinney and wife, Earline D. McKinney, as tenants by the entirety, by Warranty Deed from William F. Sears and wife, Erma D. Sears, Trustee, under the Revocable Sears Living Trust dated February 24, 2000, dated December 6, 2002, of record in Instrument No. 20021209-0151708, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4506 Price Circle Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Charles D. Weaver, III	**Owner**	**103-10-0-065.00**
1135 Woodvale Drive		
Nashville, TN 37204		

WITNESS THE EXECUTION HEREOF this 30th day of June, 2022.

Randolph E. McKinney

Earline D. McKinney

State of Tennessee)
County of Davidson)

On this 30th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Randolph E. McKinney and Earline D. McKinney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 760,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of June, 2022.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY