Karen Johnson Davidson County
Batch# 891829 DEEDWARR
07/21/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20220721-0083486

Warranty Deed

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00,

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2022.

Notary Public

My commission expires: 02-01-2025

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:
Daniel Jacob Hausrath and George Logan McConnell	New Owner(s)	083-06-0-425.00
613 Rudolph Avenue		
Nashville, TN 37206		

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, **MARILYN ANN MCDONALD AND DARRELL G. MCDONALD, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL JACOB HAUSRATH AND GEORGE LOGAN MCCONNELL, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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, Tennessee, being Lot No. 2 on the Plan of Final Plat of Timothy Walker Lots, Minor Subdivision of record in Plat Book 11190, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darrell G. McDonald and Marilyn Ann McDonald, husband and wife by Warranty deed from Roger E. Long and Sarah L. Long, husband and wife of record in Instrument No. 20021107-0137186 Register's Office for Davidson County, Tennessee, dated October 24, 2002 and recorded on November 07, 2002.

Being the same property conveyed to Kenneth L. Campbell Trustee by Quitclaim Deed from Darrell G. McDonald and wife, Marilyn Ann McDonald of record in Instrument No. 20110315-0020468, Register's Office for Davidson County, Tennessee, dated March 15, 2011 and recorded on March 15, 2011 and within the same deed the said Kenneth L. Campbell, Trustee conveyed his interest in the subject property to Darrell G. McDonald, Marilyn Ann McDonald and Allison Lynn McDonald, as equal joint tenants with rights-of-survivorship

Being the same property conveyed to Darrell G. McDonald and Marilyn Ann McDonald by Quitclaim deed from Allison Lynn McDonald of record in Instrument No. 20121116-0106160 Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on November 16, 2012.

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 613 Rudolph Avenue, Nashville, TN 37206, 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 18th day of July, 2022.

Marilyn Ann McDonald

Darrell G. McDonald

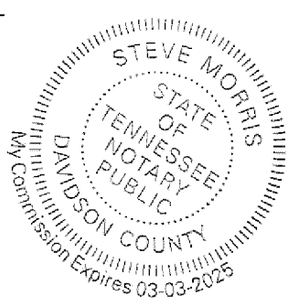
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marilyn Ann McDonald and Darrell G. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2022.

Notary Public

My Commission Expires: 3.3.25



Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 07-18-2022 (date of document).

Affiant Signature

07-18-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

