Karen Johnson Davidson County
Batch# 917598 DEEDWARR
09/16/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220916-0103445

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2022.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES:
File No. G22-17147

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samuel D. Bacco and Deidre F. Bacco (NAME)	Same as new Owner (NAME)	18-16-163 & 18-16-164
4804 Nevada Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald L. McCloud and Arthur T. McCloud**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel D. Bacco and wife, Deidre F. Bacco,** 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:

Being known as Parcel Numbers 163 and 164 on Map 18-16 of the Metropolitan Tax Maps for Davidson County, Tennessee, said parcels being seperated by an alley a/k/a Payne Street.

Parcel 163 fronts approximately 21 feet on the westerly side of North Main Street (a/k/a Dickerson Pike) and runs back between lines approximately 76 feet to a dead line.

Parcel 164 fronts approximately 77 feet on the westerly side of North Main Street (a/k/a Dickerson Pike) and runs back between lines approximately 164 feet to to a dead line.

In addition to the foregoing description, the property herein conveyed is also described by a metes and bounds survey contained in Warranty Deed, of record in Book 1515, Page 488, Regsiter's Office for Davidson County, Tennessee, described as follows:

First Tract: Beginning in the center of Main Street or the Nashville and Goodlettsville Pike at G. L. Newbern's Southeast corner; thence, with said Newbern's Southerly line, South 79 degrees West 199 feet; South 15 degrees East 78 feet to the Northerly margin of a 16 foot street or alley; thence with the Northerly margin of same, Eastwardly 197 feet to the center of said Street, Northwardly 77 feet to the beginning.

Second Tract: Beginning in the center of Main Street or the Nashville and Goodlettsville Pike at a point 16 feet south of the southeast corner of the property conveyed to Roy Willis and M. W. Greer by deed from J.E. Polk, et al, of record in Book 554, Page 508, Register's Office for said County; thence, with the center of said Street, southwardly 21 feet; thence westwardly 90 feet; thence northwardly 21 feet to the southerly margin of a 16-foot street or alley; thence with same, eastwardly 90 feet to the beginning.

Included in the foregoing metes and bounds description of the First and Second Tracts, but which is expressly EXCLUDED from this conveyance would be any portion of the property now lying within the public right-of-way known as Dickerson Pike (fka North Main Street).

Being the same property conveyed to Donald L. McCloud and Arthur T. McCloud, as tenants in common by Deed dated September 4, 1990 from Herbert S. Schwartz and Helen Sue Abraham, recorded September 10, 1990, in Book 8192, Page 445, Register's Office of Davidson County, Tennessee.\

This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein."

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 300 N. Main Street, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 8th day of September, 2022.

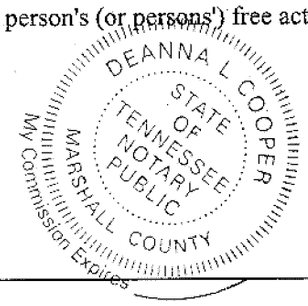
Arthur T. McCloud
Arthur T. McCloud

Donald L McCloud
Donald L. McCloud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2022, before me personally appeared Arthur T. McCloud and Donald L. McCloud, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2022.



Deanna L Cooper
Notary Signature
My commission expires: 6/11/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/16/2022 ____ (date of document).

Affiant Signature

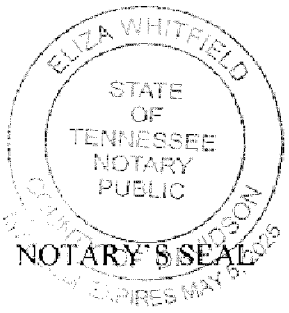
09/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of September, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025