352-22

Karen Johnson Davidson County
Batch# 921518 DEEDWARR
09/26/2022 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220926-0106597

WARRANTY DEED

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Kimberly Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2022

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 4-17-23

(AFFIX SEAL)

MST 2022-1452

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maged Samuel and Lawrence Cammon	SAME AS NEW OWNER	136-14-0-079.00
(NAME)	(NAME)	
2648 Weatherford Street		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Millain Tuya-Meneses and Millard Brown, Heirs and Beneficiaries of The Estate of Samuel S. McClain, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maged Samuel, a married man, and Lawrence Cammon, a married man, tenants in common,** 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, and being all of Lot No. 109, Section 1, CASTLEGATE, as appearing of record in Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

SAID Lot No. 109 fronts 95.0 feet on the northerly side of Bluewater Drive and extends back between lines, 122.74 feet on the westerly line and 151.86 feet on the easterly line, to a dead line in the rear which measures 132.70 feet.

Being the same property conveyed to Samuel Steele McClain by QuitClaim Deed from Greta Ann McClain, dated 5/2/2002 and filed for record in Instrument No. 20020509-0057092, in the Register's Office for Davidson County, Tennessee, pursuant to Final Decree of Divorce and Marital Dissolution Agreement filed of record in Docket No. 02D-299, Fourth Circuit Court for Davidson County, Tennessee.

The said Samuel Steele McClain, aka Samuel S. McClain, III died intestate on 11/21/2020 and Anthony Smith was appointed as Administrator per Order Opening Intestate Estate filed 1/27/2021 in Docket No. 20P-2156, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Millard Brown and Millain

Tuya-Meneses are reported to be the heirs-at-law of the estate per Order Declaring Heirs-at-Law filed 12/17/2021. Also see Affidavit of Heirship recorded 3/31/2022 in Instrument No. 20220331-0037397, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Steele McClain, III and wife, Greta Ann McClain by Warranty Deed from Robert V. Yuhas and wife, Theresa E. Yuhas, dated 5/30/1991 and filed for record in Book 8363, Page 374, in the Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4649, Page 295, in the Register's Office for Davidson County, Tennessee.

This property, known as 504 Bluewater Drive, Nashville, TN 37217
(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 hand(s) this 23rd DAY OF September, 2022.

Heirs and Beneficiaries of The Estate of Samuel S. McClain, III

BY: _____

Millain Tuya-Meneses

STATE OF Florida)
COUNTY OF Monroe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Millain Tuya-Meneses***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of September, 2022.

* As Heir and Beneficiary of The Estate of Samuel S. McClain, III

_____
Notary Public

My commission expires:

DAWN NOLAN
Notary Public - State of Florida
Commission # HH 002974
My Comm. Expires Jun 16, 2024
Bonded through National Notary Assn.

BY: _____

Millard Brown

STATE OF Tennessee)
COUNTY OF Williamson)

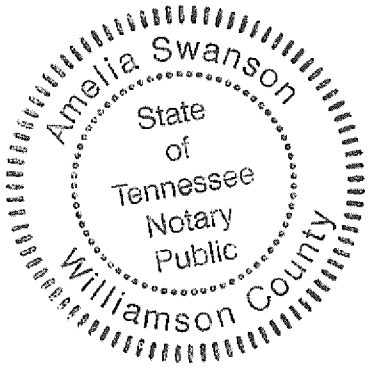
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Millard Brown**,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of September, 2022.

* As Heir and Beneficiary of The Estate of Samuel S. McClain, III

_____
Notary Public

My commission expires: 2/24/23



Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 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 July 1, 2021. Document Dated SEPTEMBER 23, 2022.

Kimberly J Minter

Affiant Signature

Dated 9/23/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 23RD day of SEPTEMBER 2022

Teresa Taylor

Notary Signature

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-17-25

Notary's Seal (if on paper)