Karen Johnson Davidson County
Batch# 926740 DEEDWARR
10/06/2022 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20221006-0110373

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $975,000.00

Jessica Hebhart
Affiant

Subscribed and sworn to before me, this 30th day of September, 2022.

Notary Public

My commission expires: 5/20/2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven McCray **Patricia McCray**	**New Owner**	**021-00-0-408.00**
5067B Rawlings Road		
Joelton, TN 37080		

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 HEREBY ACKNOWLEDGED, WE, **Jason C. Sweatt and Melinda M. Sweatt, husband and wife,,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven McCray and Patricia McCray, husband and wife,** 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:

Property known as: 5067B Rawlings Road, Joelton, TN 37080, County of Davidson

Being a portion of a parcel of land lying in the First Councilmanic District of Davidson County, Tennessee, parcel noted as being on Tax Map 21, labeled as Parcel 343, owner of record being GBBB General Partnership as of record in Instrument Number 200507120080767, Register's Office, Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin old, the said pin being the Southeast comer of the GBBB General Partnership property, noted as being on Tax Map 21, labeled as Parcel 307, as of record in Number 200507120080767, R.O.D.C., TN., the said pin also being noted as being located in the Westerly line of fract I and the Northeast comer of tract 2;

Thence, with the said Tract 1 and 2 and with a severance line, South 01 deg 41 min 48 sec East, 449.23 feet to an iron pin new, the said pin also being a common comer with Tract 3 and 4 and being the true point of beginning;

Thence, leaving tract 2 and with a severance line common with tract l, the following bearings and distances:

Thence, South 85 deg 02 min 21 sec East, 357.10 feet to an iron pin new;
Thence, South 06 deg 19 min 32 sec East, 229.83 feet to a fence post old;
Thence, North 86 deg 13 min 03 sec East, 552.25 feet to a point, the said point being in the Northwesterly line of the Charles Larue Property, as of record in Book 11404, Page 909, R.O.D.C., TN.•,

Thence, with the said Larue Property, the following bearings and distances: Thence, South 21 deg 28 min 38 sec West, 132.00 feet to a point;
Thence, South 73 deg 31 min 20 sec West, 131.52 feet to an iron pin old;
Thence, South 18 deg 15 min 09 sec East, 9.84 feet to a point;

Thence, South 46 deg 35 min 07 sec West, 99.00 feet to a point, the said point being a common comer with tract 3;

Thence, leaving the said Larue property and with a severance line common with tract 3, the following bearings and distances:
Thence, North 78 deg 24 min 25 sec West, 338.50 feet to an iron pin new;
Thence, South 90 deg 00 min 00 sec West, 360.00 feet to an iron pin new;
Thence, North 00 deg 23 min 59 sec East, 392.39 feet to the true point of beginning.

Containing: 229,246 square feet or 5.263 acres, more or less.

Being the same property conveyed to Jason C. Sweatt and Melinda M. Sweatt, husband and wife, by Warranty Deed from William L. Gifford and wife, Christy B. Gifford, dated 09/09/2019 and recorded 09/10/2019 in Instrument No. 20190910-0091253, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 021-00-0-408.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5067B Rawlings Road, 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; 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 in 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 30th day of September, 2022.

Jason C. Sweatt

Melinda M. Sweatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared **Jason C. Sweatt and Melinda M. Sweatt**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of September, 2022.

Notary Public

Commission Expiration: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 22-1765TN

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 9/30/22 (date of document).

Affiant Signature

10/6/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

