Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 928947 DEEDWARR
10/13/2022 10:25:03 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20221013-0112252

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$735,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hunter Scott Rheaume **Jennifer Ann Rheaume**	New owner	**Map 091-11-0 Parcel 435.00**
5205 Illinois Ave.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark McCord and Mary Margaret McCord, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hunter Scott Rheaume and Jennifer Ann Rheaume, 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:

Land in Davidson County, Tennessee, being Lot 1112 and the westerly 10.0 feet of Lot 1110 on the Plan of Plan No. 1 West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark McCord and Mary Margaret McCord, husband and wife, by Deed dated June 1, 2018, from Luther B. Lanier, Jr., married, of record in Instrument No. 20180604-0053249, corrected by Affidavit of Scrivener's Error, of record in Instrument No. 20200831-0098761, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The plan of record in Plat Book 57, Pages 74 and 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5205 Illinois Ave., Nashville, TN 37209**

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 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 **11th** day of **October, 2022.**

Mark McCord

Mary Margaret McCord

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark McCord and Mary Margaret McCord,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **October, 2022.**

Notary Public

My Commission Expires: 5/9/2026

