Karen Johnson Davidson County
Batch# 934002 DEEDWARR
10/27/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,773.00
20221027-0116204

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-4750

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00

Affiant

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of October, 2022

Notary Public

Commission Expires: 10/23/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Johannah McNeil and Jason Vogt 3219 Lakeshore Drive Nashville, TN 37138	New Owner	054-13-0-013.00 & 054-13-0-014.00

WARRANTY DEED

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, I/WE,

James McInturf, Jr aka James E. McInturf and Melissa D. McInturf, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johannah McNeil and Jason Vogt, a married couple

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:

TRACT I: (3803 Old Hickory Blvd)
Land in Davidson County, being part of the easterly portion of Lot No. 17, Section 2, on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs and Elliott property, known as Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, at the common corner of Lots 16 and 17 of said Subdivision; thence with the line between said Lots North 41 degrees 31 minutes East 525 feet to a point; thence North 48 degrees 29 minutes West 60 feet to a point; thence South 41 degrees 31 minutes West 525 feet to a point in the Northerly margin of Old Hickory Boulevard; thence, with said margin South 48 degrees 29 minutes East 60 feet to the beginning.

Being the same property conveyed to James McInturf, Jr. and wife, Melissa D. McInturf by Warranty Deed from Robert C. Wheeler and wife, Lola F. Wheeler of record in Book 6879, Page 491, Register's Office for Davidson County, Tennessee, dated June 04, 1986 and recorded on June 06, 1986.

TRACT II: (3252 Lakeshore Dr)
Land Davidson County, Tennessee and described as follows:

Beginning at an iron pin in the North right-of-way of Lakeshore Drive, same being South 70 degrees 02 minutes West 180.38 feet from an existing concrete monument, thence along a curve to the right with a radius of 42.5 feet for a distance of 47.82 feet to a point in the right-of-way of Old Hickory Boulevard; thence North 45 degrees 30 minutes West 154.07 feet to an iron pin, thence leaving the right-of-way North 44 degrees 28 minutes East 204.33 feet to an iron pin, thence South 9 degrees 08 minutes East 255.93 feet to the point of beginning, containing 0.59 acres, more or less.

Being the same property conveyed to James E. McInturf and wife, Melissa D. McInturf by Warranty Deed from Pauline C. Capps, married of record in Book 11108, Page 40, Register's Office for Davidson County, Tennessee, dated September 09, 1998 and recorded on September 11, 1998.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3808 Old Hickory Blvd; and 3252 Lakeshore Dr, Old Hickory, TN 37138.

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 so 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.

Dated this the 24th day of October, 2022.

James McInturf, Jr

Melissa D. McInturf

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James McInturf, Jr and Melissa D. McInturf** 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 Hendersonville, Tennessee this 24th day of October, 2022.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 10/23/23

Certificate of Authenticity

I, Joshua A. Terry, 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 10/24/2022*.

Affiant Signature

10/26/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/26/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON