Karen Johnson Davidson County
Batch# 937707 DEEDWARR
11/03/2022 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221103-0118718

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Y-C-22-4016

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Amy Anne McVicar and Gary W. Schoonover** | New Owner | |
| (NAME) | (NAME) | **069-11-0-042.00** |
| **4016 Ashland City Hwy** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA K. POFF AND WILLIAM B. HURT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY ANNE MCVICAR AND GARY W. SCHOONOVER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY STEPHEN G. DRAPER, SURVEYOR, JULY 12, 1952, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE HYDES FERRY PIKE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JOHN C. SEWELL BY DEED FROM GROVER CLEVELAND SEWELL AND WIFE, OF RECORD IN BOOK 1011, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING 20 FEET NORTHWESTERLY FROM THE NORTHWEST CORNER OF THE COLORED SCHOOL HOUSE LOT; THENCE WITH THE SOUTHEASTERN BOUNDARY LINE OF THE SAID JOHN C. SEWELL PROPERTY, NORTH 42 DEGREES 30 MINUTES EAST 319 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF SAID JOHN C. SEWELL PROPERTY; THENCE WITH SEWELL'S LINE NORTH 42 DEGREES WEST 173 FEET TO AN IRON PIN; THENCE WITH A FENCE, NORTH 41 DEGREES 30 MINUTES EAST 351 FEET NORTH 1 DEGREES EAST 358.3 FEET: THENCE NORTH 89 DEGREES 30 MINUTES EAST 387 FEET TO AN IRON PIN IN THE WESTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO ABERNATHY; THENCE WITH THE WESTERN BOUNDARY LINE OF SAID ABERNATHY PROPERTY AND FENCE SOUTH 3 DEGREES 30 MINUTES WEST 697 FEET; THENCE NORTH 89 DEGREES 15 MINUTES WEST 383,2 FEET TO A CEDAR POST; THENCE SOUTH 42 DEGREES 30 MINUTES WEST 105.3 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL LOT, CONTINUING IN THE SAME DIRECTION WITH THE NORTHWESTERN BOUNDARY LINE OF SAID SCHOOL LOT IN ALL 425 FEET TO THE CENTER OF SAID HYDES FERRY PIKE; THENCE WITH THE CENTER OF SAID PIKE, NORTH 42 DEGREES WEST 20 FEET TO THE BEGINNING, CONTAINING 7.16 ACRES, MORE OR LESS.

Being the same property conveyed to Laura K. Poff and William B. Hurt, wife and husband, by Deed from Laura K. Poff and William B. Hurt, wife and husband who both acquired title as unmarried, of record in Instrument No. 20160120-0005620, Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on January 20, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Easement to a Tennessee Electric Power Co. of record in Book 787, Page 87, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Right of Way to Clarksville Highway and Hydes Ferry Pike of record in Instrument Number 20131007-0104980, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of record in Book 2346, Page 69, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4016 Ashland City Hwy, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF NOVEMBER, 2022.

Laura K. Poff by John Gleaves,
Attorney in Fact

William B. Hurt by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAURA K. POFF AND WILLIAM B. HURT, and who acknowledged he/she/they executed the same as the free act and deed of the said LAURA K. POFF AND WILLIAM B. HURT.

Witness my hand and official seal, this the 1st of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## Certificate of Authenticity

I, Katie Smith, 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

11/1/22.

Date

Affiant Signature

11/1/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1st day of November, 20 22.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

