Name and Address of New Owner:
Stowe Dailey and Grace Shockey
122 Cherokee Hills Drive
Nashville, TN 37013

Send Tax Bills To:
601 West Market Street
Plaza 5
Louisville, KY 40202

Karen Johnson Davidson County
Batch# 971428 DEEDWARR
02/16/2023 09:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,154.40
20230216-0011249

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 148-03-0-069.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Celina Ann Hulsey, a married woman, Gary Jonathan McCormick, Jr., a married man, by and through his Attorney-in-Fact, Celina Hulsey, Richard Allen McCormick, a married man, Christopher McCormick, a married man, Jeremy McCormick, a married man, by Richard McCormick, his Attorney-in-Fact, Tony McCormick, a married man, by and through his Attorney-in-Fact, Richard McCormick, Morgan McCormick Prince, a married woman, Tyler McCormick, a married man, by and through his Attorney-in-Fact, Morgan Prince, and Taylor McCormick, a married woman, by and through her Attorney-in-Fact, Morgan Prince,** devisees of the Estate of "the Grantor," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Stowe Dailey, a single person, and Grace Shockey, a single person, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Cherokee Hills, Section 4, as of record in Book 3500, Page 113, Registers Office, Davidson County, Tennessee.

Said Lot No. 411 fronts 68.0 feet on the Northwesterly side of Cherokee Hills Drive and extends back 183.1 feet on the Northeasterly line and 207.1 feet on the Southwesterly line, which is a broken line, to a dead line in the rear measuring 58.2 feet thereon.

Being the same property conveyed to Charles M. McCormick and wife, Shirley A. McCormick by Warranty Deed from Spurling B. Sprague and wife, Linda Sprague of record in Book 5030, Page 565, Register's Office for Davidson County, Tennessee, dated May 28, 1976 and recorded on June 01, 1976.

The said Charles McCormick having died on or about January 6, 2022, vesting Shirley A McCormick as surviving tenant.

The said Shirley A McCormick having died on or about June 8, 2022. The Estate of Shirley Ann McCormick was filed for probate in Docket No. 22P1731, in the Seventh Circuit Court for Davidson County, Probate Division, Nashville, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees, successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2023.

_____ (SEAL)
Celina Ann Hulsey

_____ (SEAL)
Richard Allen McCormick

_____ (SEAL)
Christopher McCormick

_____ (SEAL)
Morgan McCormick Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Celina Ann Hulsey, Richard Allen McCormick, Christopher McCormick, Jeremy McCormick, Morgan McCormick Prince, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of February, 2023.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2023

**Tony McCormick, by Richard McCormick, his Attorney in Fact**
By Richard A McCormick His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of February 2023, before me personally appeared **Richard McCormick** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jeremy McCormick,** and

acknowledged that he executed the same as the free act and deed of the said **Jeremy McCormick.**

*Witness my hand and official seal at office at*, this the 15th day of February, 2023.

My commission expires: 3/3/25

Notary Public

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2023

Jeremy McCormick

**Jeremy McCormick, by Richard McCormick, his Attorney in Fact**

BY Richard A McCormick HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of February 2023, before me personally appeared **Richard McCormick** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Tony McCormick,** and acknowledged that he executed the same as the free act and deed of the said **Tony McCormick.**

*Witness my hand and official seal at office at*, this the 15th day of February, 2023.

My commission expires: 3/3/25

Notary Public

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2023

Tyler McCormick by Morgan Prince His attorney in fact

**Tyler McCormick, by Morgan Prince, his Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of February 2023, before me personally appeared **Morgan Prince,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Tyler McCormick,** and acknowledged that he executed the same as the free act and deed of the said **Tyler McCormick.**

*Witness my hand and official seal at office at*, this the 15th day of February, 2023.

My commission expires: 3/3/25

Notary Public

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2023

Taylor McCormick by Morgan Prince His Attorney in fact

**Taylor McCormick, by Morgan Prince, his Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of February 2023, before me personally appeared **Morgan Prince,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who

executed the foregoing instrument on behalf of **Taylor McCormick,** and acknowledged that he executed the same as the free act and deed of the said **Taylor McCormick.**

*Witness my hand and official seal at office at*, this the 15th day of February, 2023.

My commission expires: 3/3/25

Notary Pubic

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2023

(SEAL)

**Gary Jonathan McCormick, Jr., by Celina Hulsey, his Attorney in Fact**

by his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15TH day of February 2023, before me personally appeared **Celina Hulsey** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Gary Jonathan McCormick, Jr.,** and acknowledged that he executed the same as the free act and deed of the said **Gary Jonathan McCormick, Jr.**

*Witness my hand and official seal at office at*, this the 15th day of February, 2023.

My commission expires: 3/3/25

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of February, 2023.

Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

File No. GNT-23-2574

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2.15.23 .

Affiant Signature

2-15-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of February, 2023.

Notary Signature

My Commission Expires: 05/09/2026

