Karen Johnson Davidson County
Batch# 975465 DEEDWARR
03/01/2023 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $55.50
20230301-0014433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF FEBRUARY, 2023

Notary Public

MY COMMISSION EXPIRES: 07-09-2024

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl McWhirter, married	Carl McWhirter (NAME)	043-06-0-241.00
0 Nix Drive (ADDRESS)	2210 Crocker Springs Road (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Katherine Miles, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carl McWhirter, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being northeast 106 feet by 175 feet of Tract 14, Lot 20, described by survey of Wayne S. Cooper, dated September 21, 1967, as follows:

Beginning at a point in the northeasterly margin of Nix Drive and common corner with C.A. Head at a point 549.2 feet from the intersection of Nix Drive and Roosevelt Avenue; thence N. 86 deg. 50' E. 175 feet to an iron pin; thence S 2 deg. 30' E. 106 feet to iron pin, same being corner of Dunkin property and property retained by T.M. Watts; thence S 86 deg. 50' W. 175 feet to an iron pin and margin of Nix Drive; thence with the margin of Nix Drive 2 deg 30' W. 106 feet to the point of beginning.

Being the same property conveyed to Madison Free Will Baptist by deed from Carl Crosslin and wife, Hilcie Crosslin, of record in Instrument No. 20020828-0103972, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Miles by Quitclaim deed from Madison Free Will Baptist of record in Instrument No. 20050415-0042244, Register's Office for Davidson County, Tennessee.

Jerry Miles died intestate on December 12, 2020 survived by his wife Katherine Miles and two of his four children, being Sherry D. Keith and Terry Love Miles. His other two children predeceased him leaving issue who are now adults, to-wit: Jerry Wendell Miles died on 12/24/1993 survived by Aneesa Miles and Jerilynn Reed, and Teddy William Miles died on 8/22/2010 survived by Patricia Ritter and Stephanie Miles.

Terry Love Miles conveyed to Katherine Miles by Quitclaim deed of record in Instrument No. 202303010014428, Register's Office for Davidson County, Tennessee.

Sherry D. Keith conveyed to Katherine Miles by Quitclaim deed of record in Instrument No. 202303010014429, Register's Office for Davidson County, Tennessee.

Aneesa Miles conveyed to Katherine Miles by Quitclaim deed of record in Instrument No. 202303010014430, Register's Office for Davidson County, Tennessee.

Jerilynn Reed conveyed to Katherine Miles by Quitclaim deed of record in Instrument No. 202303010014431, Register's Office for Davidson County, Tennessee.

Patricia Ritter conveyed to Katherine Miles by Quitclaim deed of record in Instrument No. 202303010014432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Nix Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 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 21st day of February, 2023.

Katherine Miles

Katherine Miles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Miles, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2023.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 21st day of FEBRUARY, 2023.

Date: 3-1-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 1st day of MARCH, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY