Karen Johnson Davidson County
Batch# 979128 DEEDWARR
03/10/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20230310-0017266

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0433

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 459,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of March, 2023

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Commission Expires: 3/3/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin O. Anderson 1221 Winding Way Nashville, TN 37216	NEW OWNER	061-08-0-121.00

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,

Patricia McGaw, Heir at Law for the Estate of John William McGaw, III

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

Erin Anderson, a single woman, and David R. Anderson and Susan T. Anderson, husband and wife, as joint tenants with rights of survivorship

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 the easterly 40 feet front and 35 feet rear of Lot No. 12 and all of Lot No. 13 of Block "D" on the Plan of Jackson Park, Section 2, of record in Book 843, Page 21, Register's Office for said County.

SAID part of Lot No. 12 and all of Lot No. 13 front together 100 feet on the northerly side of Winding Way and run back 213 feet on the easterly line and 206 feet, more or less, on the westerly line to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to Jean B. McGaw by Warranty Deed from William W. Benz, Jr. and wife, Peggy W. Benz, dated 10/2/1985 and recorded 10/4/1985 in Book 6674, Page 398, Register's Office for Davidson County, Tennessee.

The said Jean B. McGaw died intestate on 12/30/06 leaving John William McGaw, III and Patricia McGaw as her only heirs at law.

The said John William McGaw, III having since died intestate on 9/17/22.
Pursuant to Order to Probate filed 11/10/2022 in Docket No. 22P-2064 in the Second Circuit Court for Davidson County, Tennessee (Probate Division), Patricia McGaw was appointed as Administratrix.

Affidavit of Heirship of Jean McGaw of record in Instrument No. 20230308-0016635, in Register's Office for Davidson County, Tennessee.

Affidavit of Heirship of John William McGaw, III of record in Instrument No. 20230309-0017160, in Register's Office for Davidson County, Tennessee.

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: 1221 Winding Way Road Nashville, TN 37216.

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 uses, 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 3rd day of March, 2023.

Patricia McGaw, Heir at Law for the Estate of John William McGaw, III

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia McGaw** 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 3rd day of March, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-20-24

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 9, 2023 (date of document).

Affiant Signature

March 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023