Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 979204 DEEDWARR
03/10/2023 09:40:51 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20230310-0017362

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2023.

Notary Public

My commission expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathaniel Philbrick **Charles Philbrick**		**053-16-0-023.00**
130 Ray Ave.	**New Owner**	
Old Hickory, TN 37138		

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, WE, **Billy J. McCrary**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles L. Philbrick, Nathaniel C. Phillbrick and Amanda Rose, as tenancy in common with each having an equal one third share of the property,** 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:

Property known as: 130 Ray Ave., Old Hickory, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Green Heights, of record in Book 1835, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 70 feet on the Southerly margin of Ray Avenue and extends back 184.4 feet on the Easterly line and 190 feet on the westerly line to a dead line in the rear measuring 94.3 feet thereon.

Being the same property conveyed to Billy J. McCrary, unmarried, by Warranty Deed from Shirley A. Christian and David L. Hood, both unmarried, dated 09/11/2006 and recorded 09/12/2006 in Instrument No. 20060912-0113003, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 053-16-0-023.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

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.

This is Improved property known as: 130 Ray Ave., 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 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 in 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 9th day of March, 2023.

Billy J. McCrary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 2023, before me personally appeared **Billy J. McCrary**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of March, 2023.

Notary Public

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Commission Expiration:
5/20/2025