# WARRANTY DEED

Karen Johnson Davidson County
Batch# 994783 DEEDWARR
04/21/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20230421-0029513

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Mark Deathridge | SEND TAX BILLS TO: Mark Deathridge | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 451 BRIDGEVIEW | (NAME) 451 BRIDGE VIEW | 14904025800 |
| (ADDRESS) KNOXVILLE, TN 37914 | (ADDRESS) KNOXVILLE, TN 37914 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Rebecca Elizabeth McNew and husband, Gene E. McNew III, Teela C. McRae, a married woman** . HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Deathridge** , HEREINAFTER CALLED THE GRANTEE, HIS 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 LotNo. 7A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division of Lots 1 through 7, of record in Book 6200, Page 156, amending Book 5200, Page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Rebecca Elizabeth McNew and Gene E. McNew, III, wife and husband and TeelaC. McRae, a married woman, as joint tenants with rights of survivorship, by virtue of that certain Warranty Deed dated July 9, 2019, and being of record at Instrument No. 20190716-0069262, in the amount of $159,500.00 in the Register's Office of Davidson County, Tennessee.**

**Teela C. McRae warrants that the above described property has not been her primary residence.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 446 Rural Hill Rd. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of April, 2023.

Teela C. McRae

Teela C. McRae

Rebecca Elizabeth McNew

Gene E. McNew III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rebecca Elizabeth McNew and Gene E. McNew III**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 2023.

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Teela C. McRae**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 2023.

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

## Certificate of Authenticity

I, Holly A. Mason, 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 April 20, 2023.

Affiant Signature

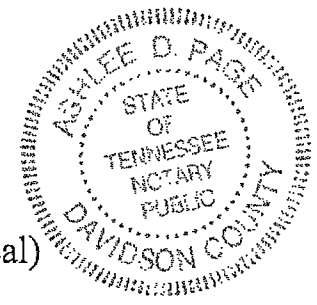
4/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of April, 2023.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/7/2026