Karen Johnson Davidson County
Batch# 997771 DEEDWARR
05/01/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230501-0031694

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Julie Baily
Affiant

Subscribed and sworn to before me, this the 7th day of April, 2023.

Carmen Coats
Notary Public

My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael P. Cleary, Jr.	New Owner(s)	089-00-0-009.00
7449 River Road Pike		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL CLEARY AND NANCY CLEARY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL P. CLEARY, JR., A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to- wit:

Land in Davidson County, Tennessee, to wit:

Being a tract or parcel of land lying in the first civil district, Davidson County, Tennessee and located on the Easterly side of River Road, said tract or parcel of land being part of the property being denoted as parcel No. 9 on Metropolitan Property Tax Map Number 89 and being more particularly described as follows:

Beginning at a point in the center of River Road at the Southwest corner of the property now or formerly conveyed to "Granville L. Barnes and Wife", as being described in Deed Book 1449, Page 306, R.O.D.C., Tennessee and being the Northwesterly corner of the herein described tract; thence with the aforesaid centerline with the following ten (10) calls South 17 degrees 51 minutes West 241 feet; thence South 14 degrees 45 minutes West 100 feet; thence South 10 degrees 30 minutes West 100 feet; thence South 5 degrees 30 minutes West 100 feet; thence South 1 degrees West 100 feet; thence South 4 degrees 30 minutes East 100 feet; thence South 10 degrees West 213.5 feet, more or less; thence leaving said centerline of River Road and running with the Northerly line of Lot No. 1, on the plan of the John F. Lewis Subdivision, as of record in Plat Book 7900, Page 512, R.O.D.C., Tennessee, South 78 degrees 25 minutes 19 seconds East 305 feet more or less, to the Southeasterly corner of the herein described tract and adjoining the property now or formerly conveyed to "Harvey E. Hall", as being described in Deed Book 2144, Page 418, R.O.D.C., Tennessee; thence North 1 degrees 30 minutes East 155.5 feet, more or less;

thence North 23 degrees East 1195 feet, more or less, to the Northeasterly corner of the herein described tract; thence with the Northerly line of the herein described tract North 70 degrees West 226 feet; thence North 86 degrees 30 minutes West 450 feet to the point of beginning, containing 17.998 acres, more or less.

Being the same property conveyed to Michael Cleary and Nancy Cleary, husband and wife by Warranty deed from Kenily Investments LLC of record in Instrument No. 20200422-0042195 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 22, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7449 River Road Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of April, 2023.

Michael Cleary

Nancy Cleary

STATE OF ~~TENNESSEE~~ XN Florida
COUNTY OF ~~DAVIDSON~~ XN Lee .

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Cleary and Nancy Cleary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. They produced FL Driver's License as ID

Witness my hand and seal this 7th day of April, 2023.

XIAXI NIKESCH
Notary Public - State of Florida
Commission # GG 356403
My Comm. Expires Jul 17, 2023
Bonded through National Notary Assn.

Notary Public Xiaxi Nikesch

My Commission Expires: Jul. 17 2023

By means of [X] physical presence
or [ ] online notarization

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 April 28, 2023 (date of document).

Affiant Signature

April 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of April, 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