THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1013893 DEEDWARR
06/12/2023 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20230612-0044446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$175,000.00**

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

Notary Public **Affiant**
My Commission Expires: 1-31-26

DEVIN F. PARK
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON CO
MY COMMISSION EXPIRES 1-31-26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Terry Denny and Susan Denny P.O. BOX 753 Joelton, TN 37080	**Same as new owner.**	**021-00-0-054.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **MAXINE P. McMAHAN AKA MAXINE P. McMAHON, UNMARRIED**, has this day bargained and sold, and does hereby transfer and convey unto the said **TERRY DENNY AND SUSAN DENNY, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-22-23, File Number 3-304, as follows:

Beginning at the intersection of Clarksville Highway and Old Clarksville Pike and at the intersection of an ancient fence at the base of a large tree and located in the south margin of Clarksville Highway and being the northwest corner of Molly and Victor Bond (Deed Book 5615, Page 705);

Thence with the west line of said Bond and generally with said ancient fence SOUTH 00 DEGREES 41 MINUTES 41 SECONDS EAST a distance of 128.94 feet;

Thence SOUTH 19 DEGREES 20 MINUTES 09 SECONDS EAST a distance of 135.52 feet to an existing iron rod at the base of a tree and having a Tennessee State Plane Coordinate of N:725186.4311, E:1700360.5545;

Thence SOUTH 09 DEGREES 59 MINUTES 08 SECONDS WEST a distance of 230.76 feet to an existing iron rod in said fence;

Thence SOUTH 07 DEGREES 43 MINUTES 57 SECONDS WEST a distance of 58.53 feet to an existing iron rod and common corner to Tract 3 of Terry and Susan Denny (Instrument Number 20220713-0080311;

Thence SOUTH 89 DEGREES 16 MINUTES 40 SECONDS WEST a distance of 19.54 feet to an existing iron rod having a TSPC of N:724900.9267, E:1700293.1295;

Thence with the east line of Tract 2 of Terry and Susan Denny (Instrument Number 20220713-0080311) NORTH 34 DEGREES 12 MINUTES 16 SECONDS WEST a distance of 305.96 feet to an existing iron rod at a fence corner having a TSPC of N:725153.9645, E:1700121.13770;

Thence NORTH 08 DEGREES 38 MINUTES 39 SECONDS EAST a distance of 308.93 feet to an existing iron rod at a fence corner in the south margin of Old Clarksville Pike and having a TSPC of N:725459.3808, E:1700167.5679;

Thence with the margin of Old Clarksville Pike SOUTH 83 DEGREES 42 MINUTES 52 SECONDS EAST a distance of 147.44 feet to the point of beginning, having an area of 87055.49 square feet, 2.00 acres

Being a part of the same property conveyed to EDWARD E. MCMAHON AND WIFE, MAXINE P. MCMAHON, by deed from JAMES BIGGERS AND WIFE, DOROTHY MAI BIGGERS, of record in Book 3827, page 366, dated October 26, 1964, said Register's Office. EDWARD E. MCMAHON AND WIFE, MAXINE P. MCMAHON have since been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 82D215. EWARD E. MCMAHON, A/K/A EDWARD E. MCMAHAN died testate on or about December 16, 1993, devising his interest in said property to SHEREE SCHLETZER AND SHEILA LANIUS by will of record in Docket No. 94P68, in the Probate Court for Davidson County at Nashville, Tennessee. SHEREE ANNETTE SCHLETZER AND SHEILA LANIUS conveyed their share to the said MAXINE P. McMAHAN AKA MAXINE P. McMAHON, UNMARRIED by Quitclaim Deed dated June 9th, 2023 of record in Instrument No. 202306120044445, said Register's Office for Davidson County, Tennessee.

Being property also known as: 6503 Old Clarksville Pike Joelton, Tennessee 37080.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 9th day of June, 2023.

Maxine P. McMahan

MAXINE P. McMAHAN
a/k/a MAXINE P. McMAHON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **MAXINE P. McMAHAN AKA MAXINE P. McMAHON,** the within named Bargainor, 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 Goodlettsville, Tennessee this the 9 day of June, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/9/2023 [DATE].

AFFIANT SIGNATURE

June 9, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 9th day of June, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

