WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028066 DEEDWARR
07/19/2023 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20230719-0055559

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,700,000.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of July, 2023.

Notary Public

My commission expires: 1.14.26
(AFFIX SEAL)

SYDNEY LASCU
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John McCormack **Brianna McCormack**	Simmons Bank	**Map 144-10-0 Parcel 011.00**
4382 Chickering Lane	501 Main Street	
Nashville, TN 37215	Pine Bluff, AR 71601	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lance W. Gruner, an unmarried man, and Shawn A. Wilson, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John P. McCormack and Brianna McCormack, husband and wife

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 Lot No. 2 on the Plan of Resubdivision of Lots 1 thru 9 on the Plan of Chickering Estates, Section I, as of record in Book 2663, Pages 86 and 87, and amended in Book 2900, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the easterly margin of Chickering Lane, being the common corner of Lots 2 and 3 on said Chickering Lane; thence southeasterly with the dividing line between said Lots 2 and 3, 438.5 feet to a point; thence North 4 deg. 54 min. East 320.5 feet to a concrete monument in the southerly boundary of Chickering Lane; thence following the southerly boundary of Chickering Lane northwesterly 330.8 feet to concrete monument; thence continuing with the southerly boundary of Chickering Lane westerly 15.3 feet to another concrete monument; thence continuing with the easterly boundary of Chickering Lane around a curve in a southwesterly direction 36.4 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane in a southerly direction 214.0 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane 8.0 feet to the point of beginning.

BEING the same property conveyed to Lance W. Gruner and Shawn A. Wilson, as joint tenants with the right of survivorship, by Deed dated April 24, 2015 from Mary Roberts Singleton, unmarried, of record in instrument No. 20150430-0038957, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 2663, Pages 86 and 87, and amended in Book 2900, Page 108, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2810, Page 5, and amended in Book 3096, Page 210, and Appointment of Committee and Second Amendment to Restrictions in Instrument No. 20080821-0086095, and Appointment of Successor Committee Member in Instrument No. 20150720-0070581 and Instrument No. 20190930-0098979, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4382 Chickering Lane, Nashville, TN 37215**

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 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/our hand(s) this 14th day of **July, 2023.**

Lance W. Gruner

Shawn A. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lance W. Gruner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of **July, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

seal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shawn A. Wilson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of **July, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

seal

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 July 14, 2023.

Date

Affiant Signature

July 14, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of July, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY