WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046333 DEEDWARR
09/05/2023 02 08 52 PM 2 pgs
Fees $13 00 Taxes $1,998 00

20230905-0069504

File No EM-23-5143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Ronald Lee McCutchin and Shannon Lee McCutchin Finucane, as Trustees of the Shannon Lee McCutchin Revocable Trust, dated November 17, 1992	Shannon Finucane	
(NAME)	(NAME)	
1016 Edwin Warner Drive	1045 Lynnwood Blvd.	129-12-0-051 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37215	
(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, I/we, **Suzanne G. Rawlins, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Lee McCutchin and Shannon Lee McCutchin Finucane, as Trustees of the Shannon Lee McCutchin Revocable Trust, dated November 17, 1992**, HEREINAFTER CALLED THE GRANTEE, 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. 257 on the Plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 257 fronts 101 feet on the Easterly side of Edwin Warner Drive, and extends back 117 feet on the Northerly line and 162 feet on the Southerly line, to a dead line in the rear, which is a broken line on which it measures 115.43 feet.

Being the same property conveyed to Frederick W. Rawlins and wife, Suzanne G. Rawlins by Warranty deed from Murphree Realty Company of record in Book 3897, page 82, Register's Office for Davidson County, Tennessee, dated May 29, 1965 and recorded on June 02, 1965.

Frederick W. Rawlins passed away on August 2nd, 2010 leaving Suzanne G. Rawlins as sole owner.

This is property more commonly known as 1016 Edwin Warner Drive, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of August, 2023.

Suzanne G Rawlins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2023, before me personally appeared Suzanne G Rawlins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2023.

Notary Signature
My commission expires: 3-3-24

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY