Karen Johnson Davidson County
Batch# 1050837 DEEDWARR
09/18/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20230918-0072949

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $257,500.00

Ray A McClain
Affiant

Subscribed and sworn to before me, this 15th day of September, 2023.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires:
10 dl- 2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ray A McClain	New owner	**04900004900**
5463 Buena Vista Pike	1114 Kenwood Dr.	
Whites Creek, TN 37089	Nashville, TN 37216	

FOR AND IN 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 ACKNOWLEDGE, WE,

Marcus Ware and Rhonda Ware, HUSBAND AND WIFE

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

Ray A McClain

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. 3, on the map of W H Thompson's Unrecorded Subdivision at Whites Creek in said county, and being more particularly described, as follows:

Beginning at a point in the center of Buena Vista Park, corner to Lot No. 2, and 250 feet South of the church property; thence South 82 1/2 degrees West 250 feet to a stake, corner to Lot No. 2 in W.H. Thompson's line; thence South 9 degrees East 100 feet to a stake corner to Lot No. 4; thence North 82 1/2 degrees East 250 feet to a point in the center of Buena Vista Pike, corner to Lot No. 4; thence with center of said Pike North 9 degrees West 100 feet to the beginning, according to a survey by J.R. Scott, County Surveyor of Robertson County, Tennessee, in 1951.

Being the same property conveyed to Marcus Ware and wife, Rhonda Ware, by Marjorie Seward, single, dated August 25, 2006, of record in Instrument No. 20060829-0106642, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5463 Buena Vista Pike, Whites Creek, TN 37089.

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 in 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.

Marcus Ware Date: 9-15-2023
Marcus Ware

Rhonda Ware Date: 9-15-23
Rhonda Ware

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Marcus Ware and Rhonda Ware, the within named Grantor(s), with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2023.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

Certificate of Authenticity

I, Jennifer Russell, 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 9/15/23.
Date

Jennifer Russell
Affiant Signature

9/15/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 15th day of September, 2023.

D Paulsson
Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

