Karen Johnson Davidson County
Batch# 1058834 DEEDWARR
10/06/2023 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20231006-0078998

WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2023.0137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mattie Marie Callahan and Richard William Call, Jr. and James Arnold Callahan and Vickie W. Callahan	NFM, Inc., dba NFM Lending	084 16 0 028.00
(NAME)	(NAME)	
107 McGavock Pike	1190 Winterson Road, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Linthicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Five Thousand And No/100 Dollars ($675,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ELLEN UFFELMAN DAVIS, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTIE MARIE CALLAHAN AND RICHARD WILLIAM CALL, JR., HUSBAND AND WIFE AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP WITH JAMES ARNOLD CALLAHAN AND VICKIE W. CALLAHAN, A MARRIED COUPLE, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 107 McGavock Pike, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of October, 2023.

Ellen Uffelman Davis

Ellen Uffelman Davis

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 6th day of October, 2023, before me personally appeared Ellen Uffelman Davis, 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 (or person's) free act and deed.

Tammy R. Baskerville

Notary Public
My Commission Expires: 11-19-25

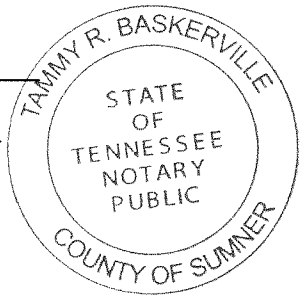


EXHIBIT "A"

Being a tract of land in the central portion of Davidson County, lying in the 15th Councilmanic District of Nashville, Tennessee. Bounded on the north by Michael J. and Julie Ann Buhler-Freeman as recorded in Deed Book 11430, Page 879 Register's Office for Davidson County (RODC), on the east by Right-of-Way (ROW) of CSX Transportation Railroad (100' ROW), also on the east by Sam Jenning etux as recorded in Deed Book 1683, Page 494 RODC, on the south by Michael J. and Julie Ann Buhler-Freeman as recorded in Deed Book 9949, Page 250 RODC, on the west by ROW of McGavock Pike (60' ROW). Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of McGavock Pike and Stinson Road; thence leaving said intersection and running with the centerline of McGavock Pike North 11'23'33" East 471.9 feet to the TRUE POINT OF BEGINNING being the southwest corner of the tract being described, said point lying on the centerline of McGavock Pike; thence CONTINUING WITH SAID CENTERLINE North 11'42'03" East 120.00 feet to a set point; thence leaving said centerline South 78'17'57" East 605.00 feet to a set point on the westerly ROW margin of the CSX Transportation Railroad; thence with said ROW South 45'49'01" East 100.76 feet to a set point; thence leaving said ROW South 11'42'03" West 65.89 feet to a set point in the southeast corner of the tract being described; thence North 78'17'57" West 690.00 feet to the true point of beginning.

Containing 80,500 square feet or 1.85 acres.

Included in the above description is the westerly 30 feet of the subject property. This area lies within the existing ROW margin of McGavock Pike.

Being the same property conveyed to Richard S. Davis, Jr. and Ellen Uffelman Davis, husband and wife by Quitclaim Deed from Ellen Uffelman Davis, dated May 1, 2003 and recorded April 2, 2003 as Instrument number 20030502-0059157 and rerecorded to correct map and parcel June 5, 2003 as Instrument number 20030605-0077397, in the Register's Office for Davidson County, Tennessee.

The said Richard S. Davis Jr., having died January 30, 2022 vesting property to Ellen Uffelmann Davis as the surviving tenant.

Commonly known as 107 McGavock Pike, Nashville, TN 37214

Certificate of Authenticity

I, Alexia Hamilton, 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 10/16/23.

Date

Affiant Signature

10/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of October, 2023.

Notary's Signature

My Commission Expires: 3-17-2024

Date

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Notary's Seal (if on paper)