Karen Johnson Davidson County
Batch# 1078142 DEEDWARR
12/04/2023 04:12:30 PM 4 pgs
Fees: $23.00 Taxes: $532.80
20231204-0093585

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-4494

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of November, 2023

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
McLain Industries Inc 111 and 113 Bridgeway Avenue Old Hickory, TN 37138	McLAIN IND @1500 Turner St Old Hickory, TN 37138	04405021900 and 04405021800

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Joe Holp and Debra Holp, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McLain Industries Inc, a Tennessee Corporation

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:

Parcel I:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Being the westerly 25 feet of Lot No. 201 on the Map of Rayon City, Old Hickory, Tennessee, not of record described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southerly margin of Bridgeway Avenue at a point 193.9 feet west of the northwestwardly margin of Rayon Drive, being 25 feet west of the corner of Lots. 200 and

201 on said plan; thence southwardly and parallel with the line between said two lots 114.1 feet more or less, to the northerly line of Lot No. 223; thence with the northerly line of Lot No. 223 westwardly 25 feet to the corner of Lots Nos. 201 and 202; thence with the line between Lots No.s. 201 and 202 northwardly 122 feet to the southerly margin of Bridgeway Avenue; thence with the same eastwardly 25 feet to the beginning.

Parcel II:

Land Lying in Davidson County, Tennessee, being more particularly described as follows:

Being a part of the realty conveyed to the Rayon City Development Co. by the Nashville Industrial Corporation, as of record in Book 735, page 51, Register's Office for Davidson County, Tennessee, which lot hereinafter described is shown of the map of the subdivision of Rayon City Development Co. of record in Plan Book No. 843, page 17, Register's Office for Davidson County, Tennessee, and being 25 feet on the easterly side of Lot No. 202 on the map of Rayon City, which lot fronts 25 feet on the southerly side of Bridgeway and runs back between parallel lines 122 feet on the easterly side and 129 feet more or less on the westerly side and 129 feet more or less on the westerly side and measures 25 feet at the rear.

Being a portion of the same property conveyed to Joe Holp and Debra Holp, husband and wife by Warranty Deed from Jennalidawn of record in Instrument No. 20050727-0087524 Register's Office for Davidson County, Tennessee, dated July 20, 2005 and recorded on July 27, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 111 and 113 Bridgeway Avenue, Old Hickory, TN 37138

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 so 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.

Dated this the 30th day of November, 2023.

Joe Holp

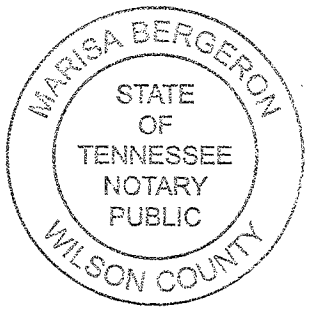
Debra Holp

STATE OF TENNESSEE
COUNTY OF WILSON

On this 30th day of November, 2023, before me personally appeared Joe Holp and Debra Holp, 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 30th day of November, 2023.

Notary Signature
My commission expires: October 25, 2026



Certificate of Authenticity

I, Joshua A. Terry, 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 11/30/23.

Affiant Signature – Joshua A. Terry

12/4/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/4/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27