WARRANTY DEED

Karen Johnson Davidson County
Batch# 1087146 DEEDWARR
12/29/2023 03:03:30 PM 2 pgs
Fees: $13.00 Taxes: $185.00
20231229-0100258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF DECEMBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

VANDERPOOL & PEARMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3076LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Thomas McDonagh and Jill McDonagh	Matthew Thomas McDonagh and Jill McDonagh	077 00 0 022.00
8517 Cub Creek Road	3063 Kennedy Drive	
Nashville, TN 37209	Venice, FL 34292	

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, WE, **SYDNEY TOLBERT, A MARRIED MAN*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW THOMAS MCDONAGH AND JILL MCDONAGH,** 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:

Being a parcel of land in the 35th Council District of Nashville, Davidson County, Tennessee. Bounded on the north by the southerly margin of Cub Creek Road. Bounded on the west by the Jeffery K. & Susan J. Curtis property as of record in Instrument No. 20020625-0076049 - R.O.D.C., TN. And being more particularly described as follows:

Beginning at an existing iron pin found in the southerly margin of Cub Creek Road, said point being the northeast corner of the Jeffery & Susan J. Curtis property as of record in Instrument No. 20020625-0076049 - R.O.D.C., TN. And being the northwest corner of the tract herein described; thence, with the southerly margin of Cub Creek Road, north 55 degrees 16 minutes 17 seconds east 230.00 feet to an iron pin; thence, south 34 degrees 47 minutes 07 seconds east 464.57 feet to the center of Cub Creek; thence, generally with the center of Cub Creek, south 48 degrees 54 minutes 07 seconds west 31.55 feet; thence, south 61 degrees 55 minutes 15 seconds west 104.09 feet; thence, south 55 degrees 54 minutes 54 seconds west 95.27 feet; thence, a common line with the Jeffrey K. & Susan J. Curtis property as of record in Instrument No. 20020625-0076049 - R.O.D.C., TN. North 34 degrees 47 minutes 07 seconds west 454.95 feet to the point of beginning. Containing 105,779 square feet or 2.43 acres, more or less.

Being the same property conveyed to Sydney Tolbert, married* by Warranty Deed from George Hillman Snyder, Jr., unmarried dated the 10th day of February, 2021, recorded the 24th day of February, 2021 in Instrument No. 20210224-0023287, Register's Office for Davidson County, Tennessee.

**THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record (6) Any and all roll back taxes are the responsibility of the the Grantor Herein

1. Driveway Easement at Book 5802, Page 951
2. Greenbelt Application at Instrument No 20200106-0001533. Any and all roll back taxes are the responsibility of the the Grantor herein.

This is unimproved property known as 8517 Cub Creek Road, Nashville, TN 37209

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 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.

Witness my hand on the 29th day of December, 2023.

Sydney Tolbert

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, SYDNEY TOLBERT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin (city), Tennessee (state), this 29th day of December, 2023.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, 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 December 29, 2023.

Lisa Allard, Affiant December 29, 2023

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this December 29, 2023.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024