Karen Johnson Davidson County
Batch# 1101343 DEEDWARR
02/15/2024 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20240215-0010465

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Reltco, Inc. 12886 Commodity Pl Tampa, FL 33626	Danielle McKie 5001 Countryside Drive, Antioch, TN 37013

Order Number: 220866TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jacquelyn McKie, widowed and not remarried**, for Four Hundred Thousand Dollars and 00/100 ($400,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Danielle Nicole McKie, an unmarried woman**, whose address is 5001 Countryside Drive, Antioch, TN 37013, the following described real property located in the 2nd Civil District of Davidson County, State of Tennessee and further described as follows:

Being Lot No 83 of Pebble Trace, Section 1, as of record in Plat Book 6900, Page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Restrictions of record in Book 7409, Page 901, said Register's Office.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 149 5 0 186.00
Street address of property: 5001 Countryside Drive, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Book 9072 Page 740 and Instrument No. 20201209-013534 in the Register's Office, Davidson County, Tennessee.
WHEREAS, Daniel McKie and Jacquelyn McKie Husband and Wife, held title to the property as presumed tenants by the entirety. Daniel McKie died on April 10, 2019 as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Jacquelyn McKie by operation of law as the surviving tenant by the entirety.

Signed this 13 day of February, 2024

Signature of Grantor(s):
Jacquelyn McKie
Jacquelyn McKie

STATE OF TN, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 13 day of FEB, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jacquelyn McKie known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 149 5 0 186.00
Street address of property: 5001 Countryside Drive, Antioch, TN 37013

Oath of Consideration

I or we, Michelle Darcy, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13 day of February, 2024

Signatures of Affiant(s):

Michelle Darcy
Michelle Darcy

Sworn and subscribed before me this 13 day of February 2024

Lauren J. Sittig
Notary Public

LAUREN J. SITTIG
Notary Public - State of Florida
Commission # HH 088948
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.

EXHIBIT "A"

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No 83 of Pebble Trace, Section 1, as of record in Plat Book 6900, page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

This being the same property conveyed to Daniel McKie and wife, Jacquelyn McKie, from Pebble Trails Estates, Inc., as shown by deed dated 9/3/1993 and recorded in the Office of the ROD for Davidson County on 9/7/1993 in Book 740 at Page 60293. And Further conveyed to Jacquelyn McKie, surviving spouse, from Daniel McKie, Deceased, as shown by Affidavit dated 11/28/2020 and recorded in the Office of the ROD for Davidson County on 12/9/2020 in Instrument no. 20201209-0143534.

Subject to restrictions of record in Book 7409, page 901, said Register's Office.

This conveyance is subject to any and all existing easements if record.

Parcel #: 149 5 186.00

Tennessee Certification of Electronic Document

I, MICHELLE DARCY , 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 February 13, 2024 (date of document).

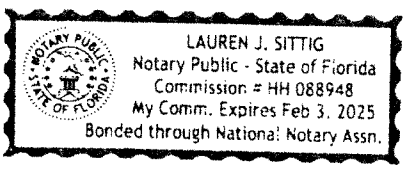
Michelle Darcy
Affiant Signature

February 13, 2024
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 13 day of February, 2024.



Lauren J. Sittig
Notary's Signature

MY COMMISSION EXPIRES: 2/3/2025

NOTARY'S SEAL