Prepared by:
Record and Return To:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson
Batch # 1101830
02/16/2024 11:07:17 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20240216-0010860

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Maiocco		095-02-0-120.00
(NAME)	(NAME)	
2203 June Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Ernest R. McGee, Successor Trustee of the William E. McGee Revocable Living Trust dated April 6, 2011**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anthony Maiocco and Theresa Maiocco, Husband and Wife**, hereinafter called the GRANTEE(S), his/her/their 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. 11 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William E. McGee and wife, Eleanor B. McGee by Warranty Deed from Robert E. Miers and Judy M. Miers, dated 09/24/1976, of record in Book 5072, Page 239, as re-recorded in Book 5106, Page 892, Register's Office for Davidson County, Tennessee.

The said Eleanor B. McGee died on *, leaving the said William E. McGee the sole surviving tenant by the entirety.

Being the same property conveyed to The William E. McGee Revocable Living Trust, dated April 6, 2011, William E. McGee, Trustee by Quitclaim Deed from William E. McGee (widower of Eleanor B. McGee), dated 04/06/2011, of record in Instrument No. 20110406-0026707, Register's Office for Davidson County, Tennessee.

The said William E. McGee died on 11/05/2023, leaving the said Ernest R. McGee, Successor Trustee of The William E. McGee Revocable Living Trust, dated April 6, 2011.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2203 June Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of February, 2024.

William E. McGee Revocable Living Trust dated April 6, 2011

By: Ernest R. McGee Successor Trustee
Ernest R. McGee Successor Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ernest R. McGee, Successor Trustee of the William E. McGee Revocable Living Trust dated 4/6/2011 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 15th day of February, 2024.

Lissa Groom
Notary Public:

My Commission Expires: 7-16-2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122