Karen Johnson Davidson County
Batch# 1110535 DEEDWARR
03/13/2024 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3.70
20240313-0017376

Prepared without opinion of title or survey by
Daniel L. Wischhof, Attorney, 124 Long Hollow Pike, Goodlettsville, TN 37072

ADDRESS NEW OWNER:
Carl R. McWhirter, et. ux.
2210 Crocker Springs Rd.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

MAP/PAR NOS.:
Map 023-00-0
Parcel 041.00

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **RAYMOND EDWARD DALE INGRAM, GRANTOR**, sell, grant and convey to **CARL R. McWHIRTER and wife MARY C. McWHIRTER**, the following described real property located in Davidson County, Tennessee:

A tract or parcel of land located at the corner of Lickton Pike and Crocker Springs Road, being shown on Tax Map 023-00-0, Parcel 041.00, TAODCT, being described generally as follows:

BEGINNING at a point in the Easterly right of way of Crocker Springs Road, the southeasterly corner of McWhirter per deed of record at Page 5101, Page 782, Register's Office for Davidson County, Tennessee, and formerly the centerpoint of the Cummins Public Road, since abandoned; thence with McWhirter S 58 ½ degrees W 280 feet more or less to a monument marking a common corner which is the Southwest corner of McWhirter and the Southeast corner of Means, shown on the plat of the Robert Means Subdivision of record in Book 5210, Page 53; thence continuing McWhirter's rear line S 29 degrees 60 minutes W more or less to a point in the Northerly right of way of Lickton Pike; thence with the right of way of Lickton Pike 275 feet more or less along a curve generally to the southeast, to the point of intersection of the right of way of Lickton Pike and the right of way of Crocker Springs Road; thence with the Easterly right of way right of way of Crocker Springs Road 111 feet to the point of beginning, containing 0.38 acres according to the current tax map.

BEING a part of the property conveyed to Elizabeth Dale Ingram and husband R. E. Ingram by deed of record in Book 3135, Page 293, Register's Office for Davidson County, Tennessee. Per Affidavits of Heirship of record as Instruments 20231017-0081274 and 20231017-0081275, R. E. Ingram died on or about April 22, 1974, survived by his wife Elizabeth Dale Ingram, and Elizabeth Dale Ingram died intestate on January 3, 2005 survived by her only child, Raymond Edward Ingram, Jr. Per Affidavit of Heirship of record as Instrument 20231017-0081275, Raymond Edward Ingram, Jr., was widowed upon the death of his wife Sarah Ingram on October 6, 2014, was predeceased by one of his two children, Sarah, on August 19, 2012, and had one other child, being Raymond Edward Dale Ingram. The Last Will and Testament of Raymond Edward Ingram, Jr., dated October 29, 2015 was admitted to probate by order entered 9/19/2023 by the Seventh Circuit Court for Davidson County, Tennessee, Case 21P-722. Said Will made no specific devise of the within property, and recited that the sole heir of Raymond Edward Ingram, Jr., was Raymond Edward Dale Ingram.

Because of the possibility that the legal description set out above contains inaccuracies, Grantor further quitclaims to Grantee any further or additional land owned by Grantor which separates McWhirter's existing parcel from Lickton Pike and Crocker Springs Road.

Drafter's Note: No current survey of the land conveyed exists and the old surveys of the adjoining parcels and rights of way may not agree. This deed is prepared without survey at the request of the parties, and the drafter neither can nor does make any representation with respect to the accuracy of the description of lands set out herein.

This is unimproved property located on Lickton Pike, Goodlettsville, Tennessee.

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 I/we do covenant with the said Grantees that I/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 I/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.

Witness my/our signatures on the date(s) indicated:

Raymond Edward Dale Ingram

RAYMOND EDWARD DALE INGRAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Raymond Edward Dale Ingram, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 3/13/2024.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for, or value of, this transfer, whichever is greater, is $ $1,000.00.

Stephanie Jenkins

Affiant

Sworn to and subscribed before me this date: 3/13/2024.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/6/2026

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 13TH day of MARCH, 2024.

Date: 3-13-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 13TH day of MARCH, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY