WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118804 DEEDWARR
04/03/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240403-0023646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/24
(AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Miller and Stephen Chase Rutledge		
(NAME)	(NAME)	
2418 Crocker Springs Road		016 00 0 099.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JANET R. MCDONALD, WIDOWED AND ELIZABETH HOPE CLIFTON(AN UNDIVIDED 37/100), A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE MILLER, AN UNMARRIED WOMAN AND STEPHEN CHASE RUTLEDGE, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1, shown on a survey made by Wayne S. Cooper, Sr., Surveyor, dated November 10, 1972, and described according to said survey as follows:

Beginning at a stake in the East boundary line of the property conveyed to Sanford Hunter by deed of record in Book 936, Page 352, Register's Office for said County. Said stake being the common corner of said Hunter Property and the property conveyed to C. A. Chaple by deed of record in Book 2700, Page 339, said Register's Office and the property herein described; thence with the Western boundary line of said Chaple property North 5 deg. 45 min. East, 411.2 feet to a stake and North 7 deg. East 941 feet to a point; thence South 56 deg. 59 min. West crossing an unnamed road and a branch, in all 869.15 feet to a point in the Eastern boundary line of said Hunter property; thence with same South 33 deg. 18 min. East, 1,040 feet to the beginning, containing 10.2693 acres, more or less.

Being the same property conveyed to Elizabeth Hope Clifton, an undivided 37/100 interest by Quitclaim Deed from Ronald R. McDonald and wife, Janet R. McDonald, of record in Book 9547, Page 908, in the Register's Office for Davidson County, Tennessee, dated December 12, 1994 and recorded on December 16, 1994.Ronald R. McDonald died Intestate on January 30, 2024.

Being the same property conveyed to Ronald R. McDonald and wife, Janet R. McDonald by Warranty Deed from Albert L. Lanier, Jr., of record in Book 9043, Page 334, in the Register's Office for Davidson County, Tennessee, dated August 05, 1993 and recorded on August 10, 1993.

MO2024-356

Christopher Lynn McDonald herein signed as Attorney in fact for Janet R. McDonald. Said Power of Attorney is of record Instrument No. 20240402-0023165 in the Registers office for Davidson County, Tennessee.

Christopher Lynn McDonald herein signed as Attorney in fact for Elizabeth Hope Clifton. Said Power of Attorney is of record Instrument No. 20240402-0023164 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2418 Crocker Springs Road, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my hand this 1st day of April, 2024

*Janet R. McDonald by Christopher Lynn McDonald Attorney in Fact 4-1-24
JANET R. MCDONALD
BY: CHRISTOPHER LYNN MCDONALD, ATTORNEY IN FACT

*Elizabeth Hope Clifton by Christopher Lynn McDonald Attorney in Fact 4-1-24
ELIZABETH HOPE CLIFTON
BY: CHRISTOPHER LYNN MCDONALD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Lynn McDonald, to me known to be the person who executed the foregoing instrument on behalf of Janet R. McDonald and Elizabeth Hope Clifton and acknowledged that he executed the same as the free act and deed of Janet R. McDonald and Elizabeth Hope Clifton.

Witness my hand and official seal this 1st day of April, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2024-356

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 4/1/24.

Affiant Signature – Joshua A. Terry

4/2/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/2/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27