Karen Johnson Davidson County
Batch# 1129676 DEEDWARR
05/01/2024 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $3,422.50
20240501-0031967

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Debra Sue Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 2.2.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Redding Olney	NEW OWNER	Map: 06300004600
(NAME) 1622 Hudson Road	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($925,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDA FAYE WAIR AND DANNY RAY MCDANIEL AND ROBERT DALE MCDANIEL AND DEBRA SUE ROBERTSON AND CHRISTY LYNN DAVIS AND DEBRA SUE ROBERTSON, AS EXECUTRIX OF THE ESTATE OF VELMA SUE MCDANIEL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REDDING OLNEY, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Tract No. 3 in the Division of the Property of Lester L. Seals and wife, as conveyed by deed of record in Book 1759, page 403, Register's Office for Davidson County, Tenn, and being in the 11th, formerly the 19th Civil District of said County, and described as follows:

Beginning at the southeast corner of said original tract at a corner post, the northwest corner of the Blankenship tract; thence with the north line of said Blankenship tract North 64° east 627 feet to a point, the common corner of Parcels 2 and 3; thence north 30° 15' west 1,076 feet to the center of Hudson Lane, the common corner of Lots 2 and 3; thence with the center of Hudson Lane south 77° west 400 feet to a point, the northeast corner of a 2.46 acre tract; thence south 26° 45' east 500 feet to an iron pipe; thence south 62° west 200 feet to an iron pipe; thence south 30° 15' east 659 feet to the point of beginning.

Less and Except: Being Lot No. 1, on the Robert F. McDaniel, Etux Property of record in Plat Book 9700, Page 978, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Less and Except: Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 of the Plan of Section 1 of Robert McDaniel Property, of record in Book 6050, Page 88, Register's Office for Davidson County, Tennessee, which is a resubdivision of Tract No. 3 on the Division of the property of Lester L. Seals and wife, as of record in Book 1759, Page 403, said Register's Office, and described according to a survey of Bruce Raineys & Associates Land Surveyors, dated July 11, 1984, as follows:

Said Lot fronts 83.25 feet on the southerly side of Hudson Road and runs back 405.49 feet on the easterly lot line and 402.08 feet on the westerly lot line to a line on the rear which measures 149.41 feet, containing 1.05 acres, more or less.

Being part of the same property conveyed to Robert F. McDaniel et ux, Sue McDaniel, by deed from Lester L. Seals et ux Cleva D. Seals, of record in Book 4134, Page 386, dated May 19, 1967, Register's Office for said County. The said Robert F. McDaniel died July 13, 2006, and title vested in Sue McDaniel as surviving tenant by the entirety. The said Velma Sue McDaniel died testate on August 26, 2023 and the Will was admitted to Probate as Probate No. 23P1770 of record in Probate Court of Davidson County, Tennessee. The Grantors here in execute this instrument as Devisees Under the Will of Velma Sue McDaniel. The said Sue McDaniel and Velma Sue McDaniel being one and the same.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees.

The signature of Christy Lynn Davis is signed by her duly appointed Attorney-in-Fact, Debra Sue Robertson, pursuant to the Power of Attorney of record in Instrument No. _____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1622 Hudson Road, Madison, TN 37115
(House No.) (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 our hands this 1st day of May, 2024.

Linda Faye Wair
Linda Faye Wair

Danny Ray McDaniel
Danny Ray McDaniel

Robert Dale McDaniel
Robert Dale McDaniel

Debra Sue Robertson
Debra Sue Robertson

Christy Lynn Davis By: Debra Sue Robertson, as Attorney-in-fact
Christy Lynn Davis
By: Debra Sue Robertson, as Attorney-in-Fact

The Estate of Velma Sue McDaniel

BY: Debra Sue Robertson, EXECUTRIX
Debra Sue Robertson, Executrix

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 Linda Faye Wair and Danny Ray McDaniel and Robert Dale McDaniel and Debra Sue Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Debra Sue Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Christy Lynn Davis, as her Attorney-in-Fact, as the free act and deed of the within named Christy Lynn Davis.

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

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Debra Sue Robertson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of The Estate of Velma Sue McDaniel, the within named bargainer, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-1-24.

Affiant Signature

5-1-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

