Karen Johnson
Batch # 1150054
06/25/2024 10:12:46 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20240625-0047279

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P24-0240-D

WARRANTY DEED

Address of New Owners:
Patrick Maclean and Heath Maclean
1203 Isaac Way
West Chester, PA 19380

Send Tax Bills To:
New Owners

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,

Jason Booker and Matthew Booker, as the only heirs at law of Anthony Steve Booker, deceased,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Patrick Maclean and Heath Maclean, 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:

Lying and being in Davidson County, State of Tennessee, and being Lot 32 of Harbour Town Village, Section Two, a plat of which is of record in Book 4675, Pages 146 & 147, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anthony S. Booker and wife, Evelyn E. Booker by deed from Robert H. McDonald, unmarried, dated May 20, 2005, of record in Instrument Number 20050525-0058806, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Anthony Steve Booker by Quitclaim Deed from Evelyn Elizabeth Booker, dated September 8, 2016, of record in Instrument Number 20210712-0093391, in the Register's Office of Davidson County, Tennessee. The said Anthony Steve Booker, also known as Anthony S. Booker, having since died on April 19, 2022 and said property vested in Jason Booker and Matthew Booker as the only heirs at law of Anthony Steve Booker, deceased. Reference is hereby made to Affidavits of Heirship in Instrument Nos. 20220826-0096650 and 20220826-0096651 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Downwind Court.

This conveyance is subject to all matters shown on a plat of record in Book 4675, Pages 146 & 147 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4931, Page 667 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 104 Downwind Court, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO: 2024 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 4th day of June, 2024.

Jason Booker

Matthew Booker

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Booker and Matthew Booker, as the only heirs at law of Anthony Steve Booker, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 4th day of June, 2024.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
My Commission Expires: 11-8-27

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2024.

Notary Public

My Commission Expires: _____

Parcel: 136 14 0 109.00

LISA LITTLETON HOLLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES MARCH 23, 2027