Karen Johnson Davidson County
Batch# 1208071 DEEDWARR
11/25/2024 07:33:30 AM 3 pgs
Fees: $18.00 Taxes: $623.38
20241125-0091675

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 $168,480.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.2.30
(AFFIX SEAL)

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

File No.: 24-0643

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Camden Dailey	United Community Bank	Map: 07601000300
(NAME) 527 Tulip Grove Rd.	(NAME) P. O. Box 371306	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pittsburgh, PA 15250-7306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY AND NO/100 DOLLARS ($168,480.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

OLD HICKORY PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SERIES 527,

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

CAMDEN DAILEY, UNMARRIED 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 lying in the 4th Civil District of Davidson County, described according to an unrecorded survey made by R.B. Butler, Surveyor, dated May 13, 1961, as follows:

SAID tract begins at a point on the center line of Tulip Grove Road, 688.8 feet with the center line of said road northerly from the common corner of Ira Cockrell and C.J. Cockrell, Sr., properties, and fronts 75 feet on said road, running back between parallel lines, 304.9 feet on the north line and 307.8 feet on the south line, to a line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 527, by Quitclaim Deed from Ricky L. McClintock and wife, Laurel G. McClintock, of record in Instrument No. 20160516-0048551, dated May 13, 2016, Register's Office for said County.

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

unimproved ☐
This is improved ☒ property, known as 527 Tulip Grove Rd., Hermitage, TN 37076
(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 22nd day of November, 2024.

Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 527

BY: Ricky L. McClintock
Ricky L. McClintock
Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ricky L. McClintock 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 Managing Member respectively of Old Hickory Property, LLC, a Tennessee Limited Liability Company, Series 527 the within named bargainer, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of November, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Burnette, 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 November 22, 2024.

(AFFIANT) – Karen Burnette

11/22/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of November, 2024.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON