Karen Johnson Davidson County
Batch # 1209089 DEEDWARR
12/02/2024 09:42:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093243

THIS INSTRUMENT WAS PREPARED BY:
Jacob Mason, LLM, EPLS, CELA
Mason & Associates Law Firm
1531 Hunt Club Blvd., Suite 208
Gallatin, TN 37066
(615) 989-7054

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Arlin L. McRae, Trustee of the McRae Living Trust dated September 18, 2024, and any amendments thereto.<br>424 Cumberland Hills Drive<br>Hendersonville, TN 37075 | Arlin L. McRae, Trustee of the McRae Living Trust dated September 18, 2024, and any amendments thereto.<br>424 Cumberland Hills Drive<br>Hendersonville, TN 37075 | Map: 83-7<br>Par: 150<br>FB: 27W16465 |

## Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS** that on September 18, 2024, Arlin L. McRae, a widowed man, for and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, hereby conveys unto Arlin L. McRae, Trustee of the McRae Living Trust dated September 18, 2024, and any amendments thereto, his heirs and assigns, all of his right, title, and interest to the following described real estate or parcel of land, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 59 on the Map of ROLLING ACRES, NO. TWO, SECTION ONE, as of record in Book 1424, page 45, Register's Office for said County; to which Plat is hereby referenced for a more complete and accurate description thereof.

BEING the same property conveyed by Warranty Deed from J WILLIAM B. GEIGER and wife, CONNIE Y. GEIGER by deed to ARLIN L. MCRAE and NORMA JEAN MCRAE, husband and wife, on September 16, 1983 and recorded in Book 6137, Page 965-967 with the Davidson County Register of Deeds in Tennessee.

BEING the same property conveyed to WILLIAM B. GEIGER and wife, CONNIE Y. GEIGER by deed from Thomas E. Stewart, Trustee of record in Book 5858, Page 557, Registers Office for Davidson County, Tennessee.

Ten-foot easement for public utilities , 30 foot setback line from Tillman Street and conditions of owner's certificate shown on Plan in Book 1434, page 45 and restrictive covenants of record in Book 1627, page 281, Register's Office for Davidson County, Tennessee.

This is improved property known as 302 Tillman Lane Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**SAID PROPERTY IS CONVEYED SUBJECT TO** such limitations, restrictions and encumbrances as may affect the premises.

**IN WITNESS WHEREOF** Arlin L. McRae has here unto set his signature on this day and date first above written.

Arlin L. McRae

STATE OF TENNESSEE )
) ss.
COUNTY OF SUMNER )

Arlin L. McRae personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal on September 18, 2024.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/01/2028
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066
My commission expires: 08/01/2028

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STATE OF TENNESSEE )
COUNTY OF SUMNER )

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me on September 18, 2024.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/01/2028
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066
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