Karen Johnson
Batch # 1209089
12/02/2024 09:42:51 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20241202-0093244

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. 424 Cumberland Hills Drive Hendersonville, TN 37075	Arlin L. McRae, Trustee of the McRae Living Trust dated September 18, 2024, and any amendments thereto. 424 Cumberland Hills Drive Hendersonville, TN 37075	MAP 83-3 PARCEL 243 I5DA 39082

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 Revocable 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. 43A on the Plan of W. S. Ashworth's Subdivision, Resubdivision of Lot 43 of record in Book 4885, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 43A fronts 52.5 feet on the southerly margin of Carter Street and extends back between parallel lines 175.4 feet to an alley in the rear.

Being the same property conveyed to Rodney C. Gehly by deed from Arlin L. McRae and wife, Norma Jean McRae, which is recorded in Book 7998, page 917, Register's Office for Davidson County, Tennessee.

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.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for a prior lien which is of record in Book 5338, page 722, Register's Office for Davidson County, Tennessee

This is improved property known as 2210 Carter Ave. 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.

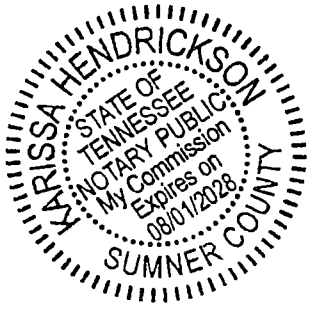
IN WITNESS WHEREOF Arlin L. McRae has here unto set his signature on this day and date first above written.

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

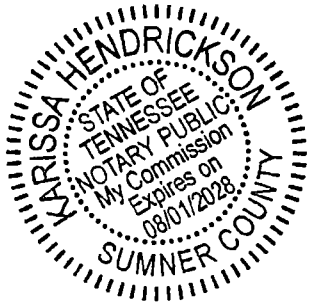
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STATE OF TENNESSEE)
COUNTY OF SUMNER)

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