Karen Johnson Davidson County
Batch# 1223071 DEEDWARR
01/03/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250103-0000652

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $440,000.00.

Mark Stanley Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of January, 2025.

NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mark Stanley Jones Dynasty Trust (NAME)	Legacy Home Loans, LLC (NAME)	075-15-0A-163.00 CO
163 Stoners Glen Drive (ADDRESS)	408 Highway 76 (ADDRESS)	
Hermitage, TN 37076	White House, TN 37188	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Samuel P. McVay, Trustee and June P. McVay, Trustee of The Samuel & June McVay Revocable Living Trust dated January 15, 2015,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mark Stanley Jones Dynasty Trust**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 163, on the Plan of First Revision, Phase Two Stoner's Glen, a Horizontal Property Regime with private elements, of record as Instrument No. 20001208-0121075 as corrected Instrument No. 20010109-0002802 and as revised in Instrument No. 20010117-0005055, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Stoner's Glen, a Horizontal Property Regime with private elements, a horizontal property regime established by Declaration of Covenants, Conditions,and Restrictions of record as Instrument No. 20000505-0052723, as amended Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20160829-0090242 and Instrument No. 20220726-0085300, Register's Office.

Being the same property conveyed to SAMUEL P. MCVAY AND JUNE MCVAY, HUSBAND AND WIFE, by deed from TERESA CARMEN VAN VUUREN AND HUSAND, JACOBUS VAN VUUREN, of record as Instrument No. 20160805-0081694, dated August 5, 2016, said Register's Office.

SAMUEL P. MCVAY AND JUNE MCVAY, HUSBAND AND WIFE, conveyed said property to SAMUEL P. MCVAY AND JUNE MCVAY, AS CO-TRUSTEES OF THE SAMUEL & JUNE MCVAY REVOCABLE LIVING TRUST DATED JANUARY 15, 2015, by Quitclaim Deed of record as Instrument No. 20160915-0097091, dated September 15, 2016, said Register's Office.

The said June McVay and June P. McVay being one in the same.

This property is __unimproved _X_improved property known as: 163 Stoners Glen Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of January, 2025.

The Samuel & June McVay Revocable Living Trust dated January 15, 2015

BY: Samuel P. McVay, Trustee
Samuel P. McVay, Trustee

BY: June P. McVay, Trustee
June P. McVay, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel P. McVay and June P. McVay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Samuel & June McVay Revocable Living Trust dated January 15, 2015, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of January, 2025.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 January 2, 2025 .

Affiant Signature

01/03/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this January 3, 2025 .

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY