Karen Johnson Davidson County
Batch# 1252418 DEEDWARR
03/27/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250327-0022822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me this 25TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2027

(AFFIX SEAL)

DANIEL I. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary McWhirter and Grant Sircy, Joint Tenants with Right of Survivorship	MARY McWHIRTER + GRANT SIRCY (NAME)	43-1
109 E. Campbell Rd (ADDRESS)	2210 CROCKER SPRINGS (ADDRESS)	136
Madison, TN 37115 (CITY) (STATE) (ZIP)	GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Martha Lu Beck, a widowed woman, still unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary McWhirter and Grant Sircy, Joint Tenants with Right of Survivorship , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING a part of the westerly 100 feet of Lot No. 30 on the Map of Bransford Realty Company's Amqui Subdivision, of record in Book 421, page 38 and 39, Register's Office for said County, described in accordance with a survey made April 29, 1961, by Claude D. Anderson, Surveyor, as follows:

Begining at a point in the southerly margin of Campbell road, being a common corner of Lots No. 29 adn 30 on said plan; thence South 2 Deg. 58' West 258 feet to a point; thence South 86 deg. 08' East 48.8 feet to a point; thence North 3 Deg. 14' East 258 feet to a point in the southerly margin of said Campbell Road; thence North 86 Deg. 08' West along said margin 50 feet to the beginning.

Being the same property conveyed to Robert B. Beck and wife Martha Lu Beck by warranty deed from John H. Hyder and wife Tawanda J. Hyder, of record in Book 5746, Page 135, said Register's Office. The said Robert B. Beck has since died on 2/16/2021, survived by his wife Martha Lu Beck.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 109 E. Campbell Rd, Madison, TN 37115
(House Number) (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 my/our hand(s) this 25th day of March, 2025.

WARRANTY DEED
(Continued)

Martha Lu Beck

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Lu Beck, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2025.

Notary Public

My Commission Expires: 7/16/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 25TH day of MARCH, 2025

Date: 3-26-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 26 day of MARCH, 2025

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY