This Instrument Prepared By: Freelance Title Searches, Inc., 1648 Pawnee Trail, Madison, TN 37115
Based Upon Information Furnished By The Parties

Address New Owner:	**Send Tax Bills To:**	Map/Parcel
Ronnie E. McCrary, et ux 1644 Neelys Bend Road Madison, TN 37115	Same	Map 62 Parcel 260

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **PHILLIP DALE MAHONEY,** have bargained and sold, and by these presents do transfer and convey unto **RONNIE E. McCRARY AND WIFE, CAROL R. McCRARY, their** heirs and assigns, all of my interest in and to the following described property located in Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, being the southeast corner of a tract of land conveyed to Phillip Dale Mahoney by deed of record as Document # 20030321-0037858, Register's Office for Davidson County, Tennessee, known as Parcl #062000259.00 on the records of the Assessor and Trustee of Davidson County, Tennessee; thence along the southerly margin of the aforesaid Mahoney tract, South 86 deg. 57' 10" West 377.46 feet to a point in the southwest corner of the aforesaid Mahoney tract; thence leaving the Mahoney tract, South 02 deg. 40' 06" West 183 feet to a point in the northerly margin of a tract of land conveyed to Forrest B. Pate by deed of record in Book 3346, Page 525, Register's Office for Davidson County, Tennessee, known as Parcel # 063000019.00 on the records of the Assessor and Trustee of Davidson County, Tennessee; thence along the northerly margin of the Pate tract, North 86 deg. 57' 10" east 377.46 feet to a point in the westerly margin of a tract of land conveyed to Ronnie E. McCrary by deed of record in Book 5936, page 167, Register's Office of Davidson County, Tennessee, known as Parcel #62000129.00; thence along the westerly margin of McCrary, North 06 deg. 20' 52" West 183 feet to the point of beginning.

Karen Johnson Davidson County
Batch # 1270407 DEEDWARR
05/08/2025 10 05 04 AM 3 pgs
Fees $18 00 Taxes $111 00
20250508-0036029

Being the same property conveyed to Phillip Dale Mahoney by deed from Aaron Adams and wife, Carolyn Adams, by deed of record as Document # 20210720-0096932, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Hidden Acres Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Ronnie E. McCrary and wife, Carol R. McCrary, their heirs and assigns forever; and I do covenant with the said Ronnie E. McCrary and wife, Carol R. McCrary, that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ronnie E. McCrary and wife, Carol R. McCrary, their heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements across the above described property.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name on this the 10 day of April, 2025..

PHILLIP DALE MAHONEY

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named PHILLIP DALE MAHONEY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand official seal at office in Goodlettsville Tennessee, this 10 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 1/24/28

AMY L CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2028

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration for this transfer is $30,000.00.

Ronnie E. McCreary Affiant

Subscribed and sworn to before me this 10 day of April, 2025.

Notary Public

My Commission Expires: 1/24/28

AMY L CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2028