Karen Johnson Davidson County
Batch# 1277289 DEEDWARR
05/23/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250523-0040958

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/12/2027

(AFFIX SEAL)

DANIELL. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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	MARY MCWHIRTER (NAME)	
113 E. Campbell Road (ADDRESS)	2210 CROCKER SPRINGS (ADDRESS)	042-04-0-058.00
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 Michael Hutchison and Miriah Ember-Lee Gammons f/k/a Miriah Ember-Lee Hutchison, a family member (niece), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary McWhirter and Grant Sircy, 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:

The following described real estate in Davidson County, Tennessee:

Being West 65 feet of the East 120 feet of Lot No. 29 in Bransford Realty Company's Amqui Subdivision, as of record in Book 421, Pages 38 and 39, Register's Office of said County.

Said part of said Lot No. 29 fronts 65 feet on the South side of Fanning Driveway, now Campbell Road, and runs back 484 feet more or less on the Westerly line and 485 feet more or les on the Easterly line, to the Northerly margin of Amqui Road, and measures 65 feet thereon.

Being the same property conveyed to Robert Lee Hutchison and wife, Sybil Jean Hutchison, by Deed from Andrew Gregory and wife, Georgia Gregory, of record in Book 3641, Page 635, Register's Office for Davidson County, Tennessee, dated October 10, 1963 and recorded on October 10, 1963.

Said Sybil Jean Hutchison became divested and said Robert Lee Hutchison became solely vested by way of that Final Decree of record in Book 7697, Page 994, said register's office.

Said Robert Lee Hutchison died on November 1, 2006, leaving Last Will and Testament filed for Probate in Docket No. 07P954 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Michael Ray Hutchison is named as Executor of the Estate of Robert Lee Hutchison, deceased.

Being the same property conveyed to Michael Ray Hutchison and Terry Lynn Hutchison by Executor's Quitclaim Deed from Michael Ray Hutchison, Executor of the Estate of Robert Lee Hutchison, deceased, of record in Instrument No. 20101001-0078718 Register's Office for Davidson County, Tennessee, dated October 01, 2010 and recorded on October 01, 2010.

Being the same property conveyed to Miriah Ember-Lee Hutchison, a family member (uncle), by Quitclaim Deed from Terry Lynn Hutchison, a family member (uncle), of record in Instrument No. 20201110-0132620 Register's Office for Davidson County, Tennessee, dated November 04, 2020 and recorded on November 10, 2020.

Miriah Ember-Lee Hutchison is now known as Miriah Ember-Lee Gammons. This property is not a residence of the Grantor, spouse, or any dependent.

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

unimproved ( )
This is improved (X) property, known as 113 E. Campbell Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 23rd day of May, 2025.

Michael Hutchison

Miriah Ember-Lee Gammons f/k/a Miriah Ember-Lee Hutchison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Hutchison and Miriah Ember-Lee Gammons f/k/a Miriah Ember-Lee Hutchison, 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 23rd day of May, 2025.

Notary Public

My Commission Expires: 7/16/2026

DANIELLE SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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 23rd day of MAY, 2025.

Date: 5-23-2025

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 23rd day of MAY, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY