Karen Johnson Davidson County
Batch# 1280941 DEEDWARR
06/03/2025 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20250603-0043664

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $306,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~22nd~~ 27th day of May, 2025.

NOTARY PUBLIC

My commission expires:

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

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:
Donald Brady Varner and Ryan Jessika Martin (NAME)	(NAME)	033-12-0-052-00
305 Connie Ave. (ADDRESS)	New owner (ADDRESS)	
Goodlettsville, TN 37072		

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 **Betty Jo Fisher, married, Chasity McRae, unmarried, Andie Lee Perona, married, Megan Wade, married, Nina Robinson, married, Gerald Clinard, married, Patrice Clinard, unmarried, Chase Hyde, unmarried and Kaytleighn Clinard, unmarried, heirs at law of Patricia McRea aka Agnes Patricia McRea,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Donald Brady Varner and Ryan Jessika Martin**, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 222 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-52, inclusive, Register's Office for said County.

Said Lot fronts 126 feet on the Westerly side of Connie Avenue and extends back 130 feet on the Southerly line and 124.8 feet on the Northerly line to a line in the rear on which it measures 66.6 feet.

Being the property conveyed to Jesse Lee McRea, Jr. and wife, Patricia McRea, by Warranty Deed from Cumberland Builders, Inc. of record as Book 3846, page 929 in the Davidson County, State of Tennessee, dated 10/05/1964 and recorded on 12/31/1964.

The said Jesse Lee McRea, Jr. having since died on or about January 5, 1998.

The said Patricia McRea aka Agnes Patricia McRea having since died intestate on or about May 29, 2024 leaving Pamela Clinard, Andy McRea and Betty Joe Fisher as her only heirs-at-law. Andy McRae having died intestate on or about December 9, 2017 leaving Chastity McRae, Andie Lee Perona, Megan Wade and Nina Robinson as his only heirs-at-law. Pamela Clinard having died on or about January 6, 2024 leaving Gerald Clinard, Patrice Clinard and Ashley Clinard. The said Ashley Clinard having died on or about April 5, 2020 leaving Chase Hyde and Kaytleighn Clinard her only heirs-at-law. See Affidavit of Heirship of record in Book 202506030043662, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 305 Connie Ave., Goodlettsville, TN 37072.

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 22nd day of May, 2025.

Betty Jo Fisher

Chasity McRae

Andie Lee Perona

Megan Wade by Andie Lee Perona as her attorney-in-fact
Megan Wade by Andie Lee Perona
her attorney-in-fact

Nina Robinson

Gerald Clinard

Patrice Clinard

Chase Hyde

Kaytleighn Clinard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Jo Fisher, Chasity McRae, Andie Lee Perona, Nina Robinson, Gerald Clinard, Patrice Clinard, Chase Hyde and Kaytleighn Clinard, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Andie Lee Perona, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Megan Wade and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. —202506030043663— Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 22nd day of May, 2025.

Notary Public
My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 5-22-25.

Dakotah Harvey
Affiant
Date: May 30, 25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th day of May, 2025.

Kayla Adams
Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2026