Karen Johnson Davidson County
Batch# 1295846 DEEDWARR
07/10/2025 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $388.50
20250710-0054464

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38745-06-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $105,000.00. Beth M. Brock Affiant Subscribed and sworn to before me this 7th day of July, 2025. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Dennis McLaughlin, Lorinda Spain McLaughlin PO Box 262 Joelton, TN 37080	William Dennis McLaughlin, Lorinda Spain McLaughlin PO Box 262 Joelton, TN 37080	Map and Parcel No.: 02100018200* 02100018300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tove N. Rawlings, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to William Dennis McLaughlin and Lorinda Spain McLaughlin, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6126 & 0 Clarksville Pike, Joelton, TN 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of July, 2025.

GRANTOR:

Tove N. Rawlings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tove N. Rawlings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being described as follows:

Fronting 125 feet on the easterly side of State Highway No. 112, on Clarksville Highway, and described by metes and bounds according to a survey made by Solon E. Davis, Engineer, dated August 2, 1956, as follows:

Beginning at a point in the eastern right-of-way line of said Clarksville Highway where the common boundary line between the lands of Johns on the north and the lands of Mrs. Elsie Felts Binkley, et al, on the south, intersect said right-of-way line; thence South 87 degrees 20' 30" East 400 feet to a stake in said boundary line; thence South 5 degrees 50' West, 132.91 feet to a stake; thence North 86 degrees 50' 50" West 388.65 feet to a point in the east right-of-way line of said Clarksville Highway; thence northerly with said right-of-way line of the Clarksville Highway, 125 feet, more or less, to the point of beginning, and containing 1.16 acres, more or less.

Being the same property conveyed to Joseph W. Rawlings and wife, Tove N. Rawlings by deed dated July 20, 1972 from Cecil Joseph Campbell, Jr., and wife, Janice N. Campbell of record in Book 4620, Page 553, Register's Office for Davidson County, Tennessee. Joseph W. Rawlings having since died on July 15, 1987 leaving Tove N. Rawlings as surviving tenant by the entirety.

Tract II

Being in the 14th Civil District of Davidson County, Tennessee, described according to survey made by C.J. Carney, Surveyor, March 19, 1956, as follows:
Beginning on the easterly margin of Clarksville Highway at the intersection of the same and a point in the southern boundary line of the property conveyed to W.T. Johns and wife, by deed from O.G. Johns, of record in Book 2539, page 299, Register's Office for said County; thence with said Johns' southerly line, south 87 degrees east 712 feet; thence south 3 degrees west 215 feet to a point in the Elsie Binkley property; thence with said Binkley northern boundary line, north 87 degrees west 700 feet to Clarksville Highway; thence with the same around a slight curve northerly 216 feet to the beginning, containing 3.49 acres, more or less.

Being the same property conveyed to Joseph W. Rawlings, unmarried, by deed dated July 23, 1962 from O.W. Johns, unmarried, of record in Book 3406, Page 374, Register's Office for Davidson County, Tennessee. Joseph W. Rawlings having since died July 15, 1987 leaving a Last Will and Testament filed for Probate in the Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Tove Nielsen Rawlings.

This conveyance is made subject to:

1. Taxes for the year 2025, which have been prorated and assumed by the Grantee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 7, 2025 (date of document).

Affiant Signature

7/10/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027