Karen Johnson Davidson County
Batch# 1340709 DEEDWARR
10/31/2025 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20251031-0086775

**STATE OF TENNESSEE**
**COUNTY OF** Wilson

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2025.**

**Notary Public**

**MY COMMISSION EXPIRES:** 5/28/28
**(AFFIX SEAL)**

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**06-NSH25-09846**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ted Tolen and Ann Tolen<br>606 Beacon Hill Lane<br>Old Hickory, TN 37138 | NEW OWNER | 04405020100 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **McLain Industries Inc., a Tennessee Corporation,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ted Tolen and Ann Tolen, husband and wife,** hereinafter called the Grantees, their successors and assigns, a 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:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to McLain Industries, Inc., a Tennessee Corporation, by Warranty Deed from Jon Runion, a married man, of record in Instrument No. 20231101-0085482, in the Register's Office for Davidson County, Tennessee, dated October 31, 2023, and recorded on November 1, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ~~improved~~ unimproved property known as: 309 Bridgeway Ave, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of October, 2025

McLain Industries Inc.

BY: Tatha McLain President
Tatha McLain
President

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tatha McLain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President for McLain Industries Inc. and that he/she is authorized by McLain Industries Inc. to execute this instrument on its behalf as such President.

Witness my hand and seal at ~~Mt Juliet~~ Hermitage TN, Tennessee, this 30th day of October, 2025.

Sandra L Mitsos
Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

# TRUE COPY CERTIFICATION

**Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021**

I, Chasti Johnston *(custodian's name)*, 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 10/30/25 *(date of document)*.

Custodian's Signature 10/30/25 date

STATE OF TENNESSEE
COUNTY OF WILSON

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

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON