(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

NEW OWNER:

PATRICK CARR
6366B ALAMO PLACE
NASHVILLE, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0739

Map & Parcel 091093C00200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 251362 DEEDWARR
07/02/2019 09:05:15 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50

20190702-0064247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CAITLIN KAY BORECZKY, unmarried, and BETH BORECZKY, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PATRICK CARR and CASEY LYNN STEIN, both unmarried,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions of 6366 Alamo

Place Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170208-0013111 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to CAITLIN KAY BORECZKY, unmarried and BETH BORECZKY, unmarried, as joint tenants with right of survivorship by Warranty Deed from Daniel Stephenson and Hannah Stephenson, husband and wife, dated October 31, 2017, and of record in Instrument No. 20171031-0111683, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6366B ALAMO PLACE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170208-0013111, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26 day of June, 2019.

Caitlin Kay Boreczky

CAITLIN KAY BORECZKY

STATE OF Montana

COUNTY OF Gallatin

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CAITLIN KAY BORECZKY**, 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 and official seal at office this 26th day of June, 2019.

NOTARY PUBLIC

My commission expires: 10/06/2020

HANNAH DAVENPORT NOTARIAL SEAL STATE OF MONTANA

HANNAH DAVENPORT
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
October 06, 2020

WITNESS OUR SIGNATURE hereto this 26 day of June, 2019.

BETH BORECZKY

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BETH BORECZKY**, 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 and official seal at office this 26 day of June, 2019.

NOTARY PUBLIC

MARIO SANCHEZ
My Notary ID # 131665349
Expires July 31, 2022

My commission expires: July 31, 2022

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The actual consideration or value, whichever is greater, for this transfer is **$415,000.00**.

AFFIANT

Sworn to and subscribed to before me this 27th day of June, 2019.

NOTARY PUBLIC

My commission expires:

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020