Karen Johnson Davidson County
Batch# 263785 DEEDWARR
07/30/2019 09:19:30 AM 6 pgs
Fees: $33.00 Taxes: $684.50
20190730-0074776

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0047

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of July, 2019

Notary Public

Commission Expires: _____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Murawski 2322 Cabin Hill Road Nashville, TN 37214	Michael Murawski 2322 Cabin Hill Rd Nashville, TN 37214	073-11-0-080.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Suzanne M. Hodges, Trese M. Meyer and Timothy R. McCarthy, Successor Trustees of John W. McCarthy Revocable Living Trust
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael Murawski, a single man
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 113 fronts 90 feet on the Northerly side of Cabin Hill Road and runs back 116.9 feet on the Westerly line and 160 feet on the East line to a dead line in the rear on which it measures 100.2 feet.

Being the same property conveyed to John W. McCarthy and wife, Mary Ann John Weaver McCarthy by Warranty deed from Harry Zeitlin and Martin Zietlin and Joe Zietlin, a Partnership D/B/A Mercury Construction Company of record in Book 2750, page 433, Register's Office for Davidson County, Tennessee, dated May 28, 1958 and recorded on NA.

Being the same property conveyed to The John W. McCarthy Revocable Living Trust through John W. McCarthy by Quit Claim deed from John W. McCarthy of record in Instrument No. 20030128-0011566 Register's Office for Davidson County, Tennessee, dated January 07, 2003 and recorded on January 28, 2003. (The said Mary Ann McCarthy having died July 23, 1999.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2322 Cabin Hill Road, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~23~~ 25th day of July, 2019.

John W. McCarthy Revocable Living Trust

By: Suzanne M. Hodges
Suzanne M. Hodges, Successor Trustee

By: _____
Trese M. Meyer, Successor Trustee

By: _____
Timothy R. McCarthy, Successor Trustee

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Suzanne M. Hodges,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Successor Trustee** of **John W. McCarthy Revocable Living Trust,** the within named bargainor, a **Trust**, and that she as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Successor Trustee.**

Witness my hand and official seal at Germantown **, Tennessee this** 25th **day of July, 2019.**

TONYA GREEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES OCTOBER 16, 2021

_____
Notary Public
Commission Expires: 10/16/2021

STATE OF Tennessee
COUNTY OF _____

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Trese M. Meyer,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Successor Trustee** of **John W. McCarthy Revocable Living Trust,** the within named bargainor, a **Trust**, and that she as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Successor Trustee.**

Witness my hand and official seal at _____, Tennessee this ____ day of July, 2019.

_____
Notary Public
Commission Expires:

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2322 Cabin Hill Road, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of July, 2019.

John W. McCarthy Revocable Living Trust

By: _____
Suzanne M. Hodges, Successor Trustee

By: Trese M. Meyer
Trese M. Meyer, Successor Trustee

By: _____
Timothy R. McCarthy, Successor Trustee

STATE OF Tennessee
COUNTY OF _____

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Suzanne M. Hodges,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Successor Trustee** of **John W. McCarthy Revocable Living Trust,** the within named bargainor, a **Trust**, and that she as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Successor Trustee**.

Witness my hand and official seal at _____, Tennessee this _____ day of July, 2019.

_____
Notary Public
Commission Expires:

STATE OF Tennessee
COUNTY OF Henderson

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Trese M. Meyer,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Successor Trustee** of **John W. McCarthy Revocable Living Trust,** the within named bargainor, a **Trust**, and that she as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Successor Trustee**.

Witness my hand and official seal at Lexington **, Tennessee this** 24 **day of July, 2019.**

LISA LEWIS EVANS
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY, TENN.

Lisa Lewis Evans
_____
Notary Public
Commission Expires: June 2, 2021

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2322 Cabin Hill Road, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of July, 2019.

John W. McCarthy Revocable Living Trust

By: _____
Suzanne M. Hodges, Successor Trustee

By: _____
Trese M. Meyer, Successor Trustee

By: Timothy R. McCarthy Successor Trustee
Timothy R. McCarthy, Successor Trustee

STATE OF Tennessee
COUNTY OF _____

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Suzanne M. Hodges,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Successor Trustee** of **John W. McCarthy Revocable Living Trust,** the within named bargainor, a **Trust**, and that she as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Successor Trustee**.

Witness my hand and official seal at _____, Tennessee this _____ day of July, 2019.

_____
Notary Public
Commission Expires:

STATE OF Tennessee
COUNTY OF _____

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Trese M. Meyer,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Successor Trustee** of **John W. McCarthy Revocable Living Trust,** the within named bargainor, a **Trust**, and that she as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Successor Trustee.**

Witness my hand and official seal at _____, Tennessee this ____ day of July, 2019.

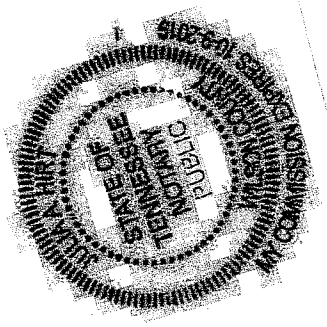
_____
Notary Public
Commission Expires:

STATE OF Tennessee
COUNTY OF WILSON

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Timothy R. McCarthy,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Successor Trustee** of **John W. McCarthy Revocable Living Trust,** the within named bargainor, a **Trust**, and that he as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the as **Successor Trustee**.

Witness my hand and official seal at Hermitage, Tennessee this 9th day of July, 2019.

Notary Public
Commission Expires: 10/9/19



CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: