Prepared by Return To:
Attn: Landon C. Long
EVANS & DAVIS, PLLC
211 N. Broadway
Edmond, OK 73034

Address New Owner:
McCarthy Tennessee, LLC
5810 Shelby Oaks Dr.
Memphis, TN 78134

Send Tax Bills To:
New Owner

Tax Information
Tax Parcel ID No.
084-05-0-053.00

OATH OF CONSIDERATION

State of CALIFORNIA)
County of Riverside)

I/we hereby swear of affirm that the actual consideration for this transfer of the value of the property transferred, whichever is greater, shall be defined as a sum of money equal to fifty dollars and NO/100 ~~($10.00)~~ $0.00

Karen Johnson Davidson County
Batch# 391642 DEEDWARR
04/27/2020 09:11:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200427-0043551

Affiant: Kenneth J. McCarthy

Affiant: Raychel D. McCarthy

Subscribed and sworn to before me
This 27th day of June, 2019.

Notary Public

My Commission Expires:

JADE ALEXANDRA NELSON Comm. #2152187-Mfr. #NNA1 Notary Public CALIFORNIA Riverside County My Comm. Exp. May 6, 2020

(Seal)

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, **Kenneth J. McCarthy** and **Raychel D. McCarthy,** husband and wife, hereinafter called Grantors, do hereby transfer and convey unto **McCarthy Tennessee, LLC, a Tennessee Limited Liability Company** "Grantee(s)"; whose mailing address is 5810 Shelby Oaks Drive, Memphis, TN 38134, hereinafter called Grantees, property described as follows:

See Attached Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

(Remainder of page left intentionally blank)

Kenneth J. McCarthy

Raychel D. McCarthy

STATE OF CALIFORNIA)
) **ss.**
COUNTY OF Riverside)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27th day of June, 2019, personally appeared **Kenneth J. McCarthy** and **Raychel D. McCarthy**, married persons unto each other, known to me to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same at their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

Notary

SEAL:



(Remainder of page left intentionally blank)

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Rose Estates, of record in Plat Book 3600, page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the proeprty.

Said Lot No. 26 fronts 64 feet on the Easterly side of Rose Park Drive, and extends back 165.03 feet on the Northwely line and 182 feet on the Southerly line to a deal line in the rear on which it measures 105.94 feet. Being the same property conveyed to Kenneth J. McCarthy and Raychel D. McCarthy, husband and wife, in the Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded December 21, 2017. Property also known as 821 Rose Park Drive, Nashville, Tennesee, 37206.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest of Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 3600, page 37, Register's Office for Davidson County, Tennessee.

This is improved property located at 821 Rose Park Drive, Nashville, TN 37206.