Karen Johnson Davidson County
Batch# 526693 DEEDWARR
12/08/2020 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,321.75
20201208-0142625

WARRANTY DEED

File #2020-705

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $627,500.00.

Janice M Smith
Affiant

Subscribed and sworn to before me on November 25, 2020.

NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXP: MAY 29,2023

CHRISTIAN POLNIAK NOTARY PUBLIC TENNESSEE My Comm Exp May 29 2023 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Kelley S. McCarthy and Daniel J. McCarthy III 5725 Spring House Way Brentwood, TN 37027	CARDINAL FINANCIAL CO 3701 ARCO CORPORATE DR, STE 200 CHARLOTTE, N C 28273	160-16-0-039.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JANICE M. SMITH, AN UNMARRIED PERSON**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DANIEL J. MCCARTHY III AND KELLEY S. MCCARTHY, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 201, as shown on the map entitled a Resubdivision of Lots 200-204, Phase 4, Hearthstone, of record in Plat Book 6050, page 16 and amended in Book 6252, page 422, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JANICE M. SMITH, AN UNMARRIED PERSON, by deed from JONATHAN M. GILL AND WIFE, NANETTE H. GILL, of record as Instrument No. 20060718-0086522, dated July 14, 2006, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5725 Spring House Way, Brentwood, TN 37027.

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 GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 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 on November 25, 2020.

Grantor:

Janice M Smith

Janice M. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JANICE M. SMITH**, the within named bargainor, 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 25th day of November, 2020.

Notary Public

My commission expires: MY COMMISSION EXP; MAY 29, 2023

CHRISTIAN POLNIAK
TENNESSEE NOTARY PUBLIC
My Comm Exp May 29, 2023
COUNTY OF WILLIAMSON

True Copy Certification

I, **Angie Lawless**, 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 according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022