Karen Johnson Davidson County
Batch# 556116 DEEDWARR
01/19/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $18,685.00
20210119-0007899

#35932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-411

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eugene Andrew McDermott, III, Mitsuyo S. McDermott, and Frederick T. Stuckenborg, Trustees of McDermott Revocable Living Trust dated May 17, 2018	Frederick T. Stuckenborg 641 Oakleaf Office Lane Memphis, TN 38117	145 04 0 044.00
(NAME) 1043 Tyne Boulevard	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kevin Foley and wife, Susan M. Foley,** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Eugene Andrew McDermott, III, Mitsuyo S. McDermott and Frederick T. Stuckenborg, Trustees of the McDermott Revocable Living Trust dated May 17, 2018** (the "**Grantees**"), their successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

LAND in Davidson County, TN, being Lot No. 1, on the Plan of Resubdivision, Part Lot 16 & Home Lot, Overton Lea Home, of record in Plat Book 3842, page 245, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kevin Foley and wife, Susan M. Foley, by Warranty Deed from Dennis J. Wells and wife, Doris M. Wells, of record in Instrument No. 20040831-0105428, in the Register's Office of Davidson County, Tennessee, dated August 27, 2004 and recorded on August 31, 2004.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) restrictions, dedications, conditions,

reservations, easements and other matters shown on that certain Plan of Resubdivision, Part Lot 16 & Home Lot, Overton Lea Home, of record in Plat Book 3842, page 245, Register's Office for Davidson County, Tennessee and (4) any applicable building codes (the "**Permitted Exceptions**").

This is improved property located at 1043 Tyne Boulevard, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of January, 2021.

GRANTOR:

Kevin Foley

Susan M. Foley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kevin Foley and Susan M. Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12th day of January, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

