THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210233151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2021.

Notary Public
My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 584955 DEEDWARR
03/04/2021 03:12:01 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210304-0028693

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carol Garaby and Kathryn Garaby 616 Indian Ridge Nashville TN 37221	New Owner	Tax Parcel ID No. 155-10-0A-049.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Potter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carol Garaby and Kathryn Garaby as tenants in common** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of McCrory Trace Estates of record in Plat Book 6900, Page (s) 720 through 723, inclusive, Corrected in Book 7825, Page 429, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Potter, unmarried by Warranty deed from David Michael Lewis and wife, Pamela Ann Lewis of record in Instrument No. 20050728-0088400 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on July 28, 2005.

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.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 720 through 723, inclusive as corrected by Surveyor's Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7241, Page 597 and Book 7576, Page 846, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 831, in the Register's Office for Davidson County, Tennessee.

Charter of McCrory Trace Homeowner's Association, Inc. of record in Book 7576, Page 821, in the Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Homeowner's Association of record in Book 7820, Page 342, re-recorded in Book 8013, Page 698, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20021104-0134797, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 616 Indian Ridge Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2021.

Amy Potter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Potter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021