WARRANTY DEED

Karen Johnson Davidson County
Batch# 677589 DEEDWARR
07/15/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210715-0095283

W-SB-KW-21-330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/14/2025 (AFFIX SEAL)

AVERY COSTELLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra L. Foster Living Trust dated July 31, 2021	New Owners	
(NAME)	(NAME)	**042-15-0-056.00**
330 E Marthona Rd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLYN MCCARTHY AND JAMES MCCARTHY AND MICHAEL MCCARTHY AND CARLA MCCARTHY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDRA L. FOSTER LIVING TRUST DATED JULY 31, 2021,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land, as described herein, to-wit:
Being Lots Nos. 144. 145, 146 and 147 of Block "B" on the' Map of Marthonna, not of record, and described according to a copy of a survey thereof made by J.A. Mefford, Surveyor, in December, 1937, as follows:

Beginning at a point in the westerly margin of Ezell Road East at the common corner of Lots Nos. 143 and 144, being 450 feet north of Ezell Road South; thence westerly with the line between said lots, 422.5 feet to a point; thence northerly 100 feet to the line between Lots 147 and 148; thence with the line between said lots, easterly 422.5 feet to the westerly margin of Ezell Road East; thence with the margin of the same South 2 degrees 58 minutes West, 100 feet to the point of beginning.

Being the same property conveyed to Ashlyn McCarthy and James McCarthy, wife and husband and Michael McCarthy and Carla McCarthy, husband and wife, as tenants in common with right of survivorship by QuitClaim Deed from Ashlyn McCarthy and James McCarthy, wife and husband of record in Instrument No. 20200414-0038744 Register's Office for Davidson County, Tennessee, dated April 06, 2020 and recorded on April 14, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Subject to Terms and conditions of the Tennessee Housing Development Agency Language as shown of record in Instrument No 20091208-0112211, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **330 E Marthona Rd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th DAY OF JULY, 2021.

Ashlyn McCarthy

James McCarthy

Michael McCarthy by James McCarthy
Attorney in Fact

Carla McCarthy by James McCarthy
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLYN MCCARTHY AND JAMES MCCARTHY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MCCARTHY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL MCCARTHY AND CARLA MCCARTHY, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL MCCARTHY AND CARLA MCCARTHY.

Witness my hand and official seal, this the 13th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-13-2021.

Affiant
Date: July 14, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of July, 2021.

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Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY