| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 23rd day of August, 2021.<br><br>Notary Public<br><br>My Commission Expires: 10/2/23 |
| **Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36484-07-2021** | |

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Kristen Deuben<br>5727 Stoneway Trail<br>Nashville, TN 37209 | New Owner | Map and Parcel No.:<br>10309002400 |

**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, **Edward A. McClarty and wife, Mary J. McClarty** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kristen Deuben, a single person** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5727 Stoneway Trail, Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 705461 **DEEDWARR**
08/26/2021 12:16:28 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00



20210826-0115434

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-21-5707

**IN WITNESS WHEREOF**, Grantors have executed this instrument on the 23rd day of August, 2021.

Edward A. McClarty

Mary J. McClarty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward A. McClarty and Mary J. McClarty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2021.

Notary Public

My Commission Expires:

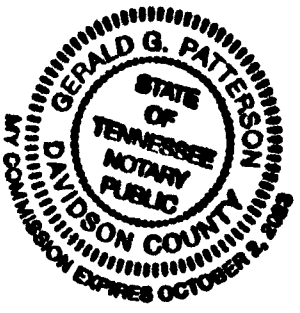


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Hillwood Park, of record in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 115.0 feet on the southeastelry margin of Stoneway Trail and extends back 310.1 feet on the northeasterly line and 356.9 feet on the southwesterly line to a dead line in the rear, measuring 236.2 feet thereon.

Being the same property conveyed to Edward A. McClarty and wife, Mary J. McClarty by deed dated September 30, 2013 from Melvyn S. Nutkis of record in Instrument No. 20131001-0102782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Gr. Map and Parcel No.
2. All matters appearing on the Plan of record as Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee.