Karen Johnson Davidson County
Batch# 727043 DEEDWARR
09/29/2021 03:07:39 PM 2 pgs
Fees: $13.00 Taxes: $6,197.50
20210929-0131241

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
William E. Carpenter & Elizabeth Haley Davis **3727 Richland Avenue** **Nashville, TN 37205**	**New Owner**	**104-09-0-110.00**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$1,675,000.00**

Affiant

Sworn to and subscribed before me this 28th day of September, 2021.

Notary Public

My commission expires:

CHRISTY W. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **DANIEL J. MCCORMICK AND WIFE, CARRIE S. MCCORMICK** (Collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **WILLIAM CARPENTER AND ELIZABETH HALEY DAVIS, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (Collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 18 of Block 7, Division "A," on the plan of Richland Realty Company Division "A," of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated December 21, 1978, as follows:

Beginning at an iron pin in the right-of-way intersection of Richland Avenue and Christopher Street; thence with the south margin of Richland Avenue, N 62 deg. 47 min. 10 sec. E 50.01 feet to an iron pin; thence leaving said south margin along the west line of G. R. Coult's property as recorded in Book 2302, page 295, said Register's Office, S 27 deg. 13 min. 40 sec. E, 200.13 feet to an iron pin located in the north line of M. L. and L. E. Slanigan as recorded in Book 1258, page 34, said Register's Office; thence along Slanigan's north line S 63 deg. 01 min. 34 sec. W 50.04 feet to an iron pin in the east margin of Christopher Street; thence along said margin N 27 deg. 13 min. 02 sec. W, 199.93 feet to the point of beginning, containing 10,006 square feet (0.23 acres) more or less.

Being the same property conveyed to DANIEL J. MCCORMICK AND WIFE, CARRIE S. MCCORMICK, by deed from MARTIN S. BROWN, JR. AND WIFE, CATHERINE S. BROWN, of record in Instrument No. 20031215-0178942, dated December 10, 2003, said Register's Office.

This is improved property known as **3727 Richland Avenue, Nashville, Tennessee 37205.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as follows:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Book 161, page 151, said Register's Office.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 28 day of September 2021.

GRANTOR:

DANIEL J. MCCORMICK

CARRIE S. MCCORMICK

STATE OF Tennessee
COUNTY OF Williamson

On this 28 day of September, 2021, before me personally appeared Daniel J. McCormick and Carrie S. McCormick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 28 day of September, 2021.

Notary Public
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY