Karen Johnson Davidson County
Batch# 733400 DEEDWARR
10/11/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211011-0136051

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Laura Desmond
Affiant

Subscribed and sworn to before me, this 29 day of September, 2021.

(Notary Stamp) DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Notary Public

My commission expires: 4-17-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215 -21-000391-528

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alan W. Moltz	New Owner	180-04-0B-007.00-CO
3024 Brookview Forest Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kelly McLaughlin Michal, Administrator of the Estate of Christopher McLaughlin, and Kelly McLaughlin Michal and Miguel McLaughlin, Heirs and Beneficiaries of the Estate of Christopher McLaughlin

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alan W. Moltz, a married man as his sole and separate property

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 7 on the Plan of Final Plat of Brookview Forest, Phase I of record in Plat at Instrument No. 20030716-0099526, 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 Christopher McLaughlin, an unmarried man by Warranty Deed from Robin A. Roberta and Cynthia W. Roberts, husband and wife of record as Instrument No. 20101101-0087189, Register's Office for Davidson County, Tennessee, dated October 25, 2010 and recorded on November 01, 2010; the said Christopher McLaughlin having since died intestate on April 02, 2021, a resident of Davidson County, Tennessee, survived by his two siblings, Kelly McLaughlin Michal and Miguel McLaughlin, his sole heirs at law, as evidenced by the Affidavit of Heirship being recorded simultaneously herewith; the said estate being probated in the 7th Circuit Court of Davidson County, Tennessee, Case No. 21P932, and the said Kelly McLaughlin Michal, being named Administrator, also joins in the execution in her capacity as Administrator of the estate.

BEING improved property known as **3024 Brookview Forest Dr., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, TN.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28 day of September, 2021.

Estate of Christopher McLaughlin

Kelly McLaughlin-Michal, Administrator
Kelly McLaughlin Michal, Administrator of the Estate of Christopher McLaughlin

Kelly McLaughlin Michal, Heir and Beneficiary
Kelly McLaughlin Michal, Heir and Beneficiary of the Estate of Christopher McLaughlin

Miguel McLaughlin, by Kelly McLaughlin-Michal, Attorney-in-Fact
Miguel McLaughlin, Heir and Beneficiary of the Estate of Christopher McLaughlin, by Kelly McLaughlin Michal as Attorney-in-Fact

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly McLaughlin Michal, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Administrator of the Estate of Christopher McLaughlin and that as Administrator she is authorized to execute the within instrument as Administrator and further acknowledged that she executed the within instrument for the purposes therein contained.

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

Crystal Allen
Notary Public
My Commission Expires: 9/3/2024

CRYSTAL ALLEN
Notary Public, State of Nevada
Appointment No. 20-8302-01
My Appt. Expires Sep 3, 2024

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Kelly McLaughlin Michal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Miguel McLaughlin as his attorney in fact.

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

Crystal Allen
Notary Public
My Commission Expires: 9/3/2024

CRYSTAL ALLEN
Notary Public, State of Nevada
Appointment No. 20-8302-01
My Appt. Expires Sep 3, 2024

Tennessee Certification of Electronic Document

I, Melissa Law, do hereby make oath that I am a licensed attorney and/or the 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 9/28/21 (date of document).

Affiant Signature

10/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of October, 2021

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL