Karen Johnson Davidson County
Batch# 744532 DEEDWARR
10/27/2021 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $16,650.00
20211027-0144054

#36652

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36652-09-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,500,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2021. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mitch Puin, Karen McKibbin 436 Royal Oaks Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER 436 Royal Oaks Drive Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 11615004600

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, **Kevin P. McDermott and spouse, Deborah A. McDermott**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mitch Puin and Karen McKibbin, husband and wife** ("Grantees"), their successors, 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 436 Royal Oaks Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, 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 covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of October, 2021.

Kevin P. McDermott

Deborah A. McDermott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin P. McDermott and Deborah A. McDermott, 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 20th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of a Resubdivision of Royal Oaks Section "B" as of record in Book 1424, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 180 feet on the Easterly side of Royal Oaks Drive and runs back 224.7 feet on the Northerly line and 223.8 feet on the Southerly line to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to Kevin P. McDermott and spouse, Deborah A. McDermott by deed dated March 16, 1999 from Lamiza C. Davis, unmarried of record in Book 11390, Page 199, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 14, 2003 of record in Instrument No. 20030618-0084168, Register's Office for Davidson County, Tennessee, Kevin P. McDermott conveyed his interest in subject property to Deborah A. McDermott. By Quitclaim Deed to create a tenancy by the entireties dated February 27, 2012 of record in Instrument No. 20120228-0017016, Register's Office for Davidson County, Tennessee, Deborah A. McDermott conveyed subject property to Chrity W. Ivey, Trustee, who subsequently conveyed subject property to Kevin P. McDermott and spouse, Deborah A. McDermott.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1424, page 89, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants contained in an instrument of record in Book 3877, page 494, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 613, page 404 and Book 924, page 24, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 5787, page 166, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, George E. Mudter, Jr., 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 10/20/2021.

Date

Affiant Signature

10/20/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

Notary's Signature

My Commission Expires: October 2, 2023

Notary's Seal (if on paper)

