Karen Johnson Davidson County
Batch# 760046 DEEDWARR
11/23/2021 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,842.23
20211123-0155499

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023

(AFFIX SEAL)

MST 2021-2038

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen McTernan	Maureen McTernan	156-13-0-006.00
(NAME)	(NAME)	
5087 Kittrell Road	1138 Crater Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marla Richardson, Realtor, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maureen McTernan,** unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 19 on the Plan of Pasquo Park Subdivision, Section II of record in Book 3600, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 100 feet on the easterly margin of Kittrell Road and extends back 312.3 feet on the northerly line and 310.9 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Robert H. Shaughnessy and wife, Patricia A. Shaughnessy by Warranty Deed from Raymond Willis and wife, Brinda D. Willis of record in Book 4781, Page 18, Register's Office for Davidson County, Tennessee, dated January 15, 1974 and recorded on January 16, 1974.

Being the same property conveyed to Robert Shaughnessy, being the same property held by Robert and Patricia Shaughnessy by Quitclaim Deed from Patricia A. Shaughnessy, acting by and through her conservator, Robert Shaughnessy of record in Instrument No. 20171222-0130369 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 22, 2017.

The said Patricia A. Shaughnessy having since died on February 9, 2019, leaving said Robert H. Shaughnessy as the surviving tenant by the entirety. The said Robert Shaughnessy having said died on June 26, 2019. Probate at Case No. 19P1636, in the Seventh Circuit Court (Probate Court) for Davidson County, Tennessee.

Being the same property conveyed to Thomas Shaughnessy by Quitclaim Deed from Christopher Shaughnessy acting as executor for the Estate of Robert Henry Shaughnessy of record in Instrument No. 20200512-0049338 Register's Office for Davidson County, Tennessee, dated May 06, 2020 and recorded on May 12, 2020.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Estate of Thomas F. Shaughnessy of record in Instrument No. 20210812-0109153 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

Being the same property conveyed to Marla Richardson by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20210820-0112877 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 20, 2021.

Being the same property conveyed to Marla Richardson, Realtor, LLC, a Tennessee limited liability company by Quitclaim Deed from Marla Richardson of record in Instrument No 202111230155498 Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 77, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3870, Page 12, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Utilities Easement of record in Book 11744, Page 701, in the Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 5087 Kittrell Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th DAY OF NOVEMBER, 2021.

Marla Richardson, Realtor, LLC
BY: _____
Marla Richardson, Sole Member

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marla Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of November, 2021.

_____
Notary Public

My commission expires: 4/24/23

True Copy Certification

I, Yvette Meldrum, 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 NOV. 15, 2021

11/15/21
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of November, 2021

Notary's Signature

10.20.2024
My Commission Expires:

