Karen Johnson Davidson County
Batch# 767724 DEEDWARR
12/06/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20211206-0161140

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2021.

Notary Public:
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Matthew J. DeBeasi 5141 Hunters Point Ln Hermitage, TN 37076	New Owner	098-05-0-145.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Catherine Rhea McLean and Frederick Scott Worroll, wife and husband as joint tenants**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew J. DeBeasi, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 45-A on the Plan of Zone Lot Division of Lot 45 of Hunter's Point Subdivision, which is of record in Book 5200, Page 736, as amended in Book 6900, Page 97, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Catherine Rhea McLean and Frederick Scott Worroll, as joint tenants by Warranty Deed from Lisa M. Whitacre-Wyatt and Johnny Wyatt, dated 6/8/2016 and recorded 6/9/2016 in Instrument No. 20160609-0058486, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Deed Restrictions of record in Book 3814, Page 592 and Book 3897, Page 925; amended in Book 6207, Page 609, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants for Hunter's Point Subdivision of record in Book 6279, Page 741, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6256, Page 293, Register's Office for Davidson County, Tennessee.

Subject to Easement to USA of record in Book 1255, Page 347, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 5200, Page 736, as amended in Book 6900, Page 97, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 5141 Hunters Point Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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.

Witness my/our hand(s) this the 30th day of November, 2021.

Catherine Rhea McLean

Frederick Scott Worroll

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Catherine Rhea McLean and Frederick Scott Worroll, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of November, 2021.

Commission Expires: 5/21/25

Notary Public:

MARILYN COLEMAN
Notary Public-State of Florida
Commission # HH 132024
My Commission Expires
May 21, 2025

True Copy Certification

I, **Megan Paulus,** 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 this the 30th day of November, 2021.

Affiant Signature
Date 11/30/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES: _____

