Karen Johnson Davidson County
Batch# 770359 DEEDWARR
12/08/2021 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20211208-0162938

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-P-21-2941

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas Lee McDowell and Martha De La O Compian	Same	
(NAME)	(NAME)	**117-04-0-353.00**
2941 Primrose Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SERIES A, A SEPARATE SERIES OF MCCARTHY TENNESSEE, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS LEE MCDOWELL, AN UNMARRIED MAN, AND MARTHA DE LA O COMPIAN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Block C on the Plan of Map of Belmont Terrace Annex No. 4 of record in Plat Book 974, Page 97, 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 Kenneth McCarthy and Raychel McCarthy, husband and wife by Warranty deed from Ethan D. Zuhl and Laura G. Zuhl, husband and wife of record in Instrument No. 20190805-0077625 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Kenneth McCarthy and Raychel McCarthy, husband and wife, and Christopher McCarthy, unmarried, as tenants in common with right of survivorship by Quitclaim deed from Kenneth McCarthy and Raychel McCarthy, husband and wife of record in Instrument No. 20190805-0077632 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Series A, a Separate Series of McCarthy Tennessee, LLC, a Tennessee Series Limited Liability Company by Warranty deed from Kenneth McCarthy and Raychel McCarthy, husband and wife, and Christopher McCarthy, unmarried of record in Instrument No. 20210503-0059137 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on May 03, 2021.

This conveyance is subject to:
- 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 974, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1174, Page 492 and Book 1191, Page 223, in the Register's Office for Davidson County, Tennessee.
- Easement for Drainage Ditch to the Davidson County Highway Commission of record in Book 1136, Page 53, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20100811-0063419, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20121022-0096333, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2941 Primrose Circle, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF NOVEMBER, 2021.

Series A, a Separate Series of McCarthy Tennessee, LLC

BY: _____
Kenneth J. McCarthy
Series Manager

BY: _____
Raychel D. McCarthy
Series Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH J. MCCARTHY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SERIES MANAGER of SERIES A, A SEPARATE SERIES OF MCCARTHY TENNESSEE, LLC the within named bargainor, a limited liability company, and that he/she as such SERIES MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of November, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYCHEL D. MCCARTHY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SERIES MANAGER of SERIES A, A SEPARATE SERIES OF MCCARTHY TENNESSEE, LLC the within named bargainor, a limited liability company, and that he/she as such SERIES MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of November, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lindsay Philpot, 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 November 15, 2021.

Date

Lindsay P

Affiant Signature

November 16, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of November, 2021.

Notary's Signature

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)