Karen Johnson Davidson County
Batch# 834818 DEEDWARR
04/05/2022 11:53:23 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220405-0039238

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

MARY FRANCES RUD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. McCarthy and Allison M. McCarthy	*New Owner*	07305019100
(NAME)	(NAME)	
2409 Andrew Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Janice L. McCormack, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael J. McCarthy and Allison M. McCarthy, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Riverwood Terrace of record in Book 1835, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janice L. McCormack, a single person by deed dated October 19, 2005 from Micah Haines, unmarried of record in Instrument No. 20051021-0127537, Register's Office for Davidson County, Tennessee. Thereafter the said Janice L. McCormack conveyed said property to Milford B. Pierce, a married man and Janice L. McCormack, single person by deed dated April 18, 2007 and recorded in Instrument No. 20070419-0046744, Register's Office for Davidson County, Tennessee. Said property was then reconveyed to Janice L. McCormack by deed dated April 3, 2008 of record in Instrument No. 20080404-0034432, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2409 Andrew Place, Nashville, TN 37216
(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.

Y-BR-22-2409

Witness my/our hands this 31st day of March, 2022.

Janice L. McCormack

State of Tennessee
County of Davidson

On this 31st day of March, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Janice L. McCormack, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 31st day of March, 2022.

Notary Public: I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-McCarthy

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN