BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340043

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2022.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 1-8-24

Karen Johnson Davidson County
Batch# 843098 DEEDWARR
04/20/2022 11:36:48 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20220420-0045726

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elijah Urias and Katlyne Urias 7704 Hanscrote Cove Nashville TN 37221	OWNER	Tax Parcel ID No. 141 14 0A 028.00

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, **Mary R. McGaughey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Katlyne Urias and Elijah Nathaniel Urias, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Revised Hanover Park of Sheffield, RS30 Residential P.U.D., of record in Book 9700, Page(s) 154, 155 and 156, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary R. McGaughey, A Single Woman, by Warranty Deed from Stephen A. Rawlins and Wife, Melissa B. Rawlins, of record in Instrument No. 20150323-0024684, in the Register's Office of Davidson County, Tennessee, dated March 20, 2015 and recorded on March 23, 2015. See also Quitclaim Deed of record in Instrument No. 20220321-0031944, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Hanover Park of Sheffield, RS30 Residential P.U.D., as recorded in Plat Book 9700, Page(s) 154-156; Boundary Plat Book 7900, Page 999.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10020, Page 110, as amended in Book 10301, Page 178 and Book 10640, Page 950.

Easement for Right of Way, recorded in Book 3817, Page 891.

This is improved property located at 7704 Hanscrote Cove Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 13th day of April, 2022.

Mary R McGaughey

Mary R. McGaughey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary R. McGaughey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2022.

Kate Rosenthal

Notary Public
My Commission Expires: _____

