Karen Johnson Davidson County
Batch# 853197 DEEDWARR
05/10/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220510-0053418

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC DELLANA STATE OF TENNESSEE NOTARY PUBLIC

MST 2022-0548

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
Devin McQueeney	Devin McQueeney	082-14-0A-066.00 CO
(NAME)	(NAME)	
924 1st Avenue North	2035 Fox Ridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Pasadena, CA 91107	
(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, I/WE, **Marilyn Mahoney, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Devin McQueeney, married, sole and separate property,** 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:

Described Property Located in Davidson County, Tennessee, to Wit:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit Number 924, as Specified on the Plat Shown in the Master Deed. On the Plan of Riverfront Condominiums, a Horizontal Property Regime, Created Under Title 66, Section 27-101, Et Seq.. As Amended, Tennessee Code Annotated, and as Established By a Master Deed for Riverfront Condominiums, of Record Under Instrument Number 20051221-0153160, as Amended in Instrument Number 20051228-0155671, and a Second Amendment in Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee. Including Without Limitation the by-laws Appended Thereto. Said Register's Office Together With the Undivided Percentage Interest in The Common Elements Appurtenant to Said Unit, as Set Forth in Said Master Deed. Reference Is Hereby Made to the Plan of Riverfront Condominiums for Placement of Units, as Shown on Exhibit "E" to the Master Deed of Record Under Instrument Number 20051221-0153160, as Amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, and Register's Office for a More Complete Identification and Description of Such Unit.

Being the same property conveyed to James Mahoney and Marilyn Mahoney by Special Warranty deed from First Horizon Home Loans, a Division of First Tennessee Bank, National Association of record in Instrument No. 20091123-0107412 Register's Office for Davidson County, Tennessee, dated November 10, 2009 and recorded on November 23, 2009. The said James Mahoney having since died December 20, 2017, said property vested in Marilyn Mahoney by Operation of Law.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640 and in Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee. Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee. Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee. TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee. Sewer Easement(s) of record in Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee. Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 924 1st Avenue North, Nashville, TN 37201
(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 2 DAY OF May, 2022.

Marilyn Mahoney by Jackie Lampley as Attorney-in-Fact

Marilyn Mahoney by Jackie Lampley as Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

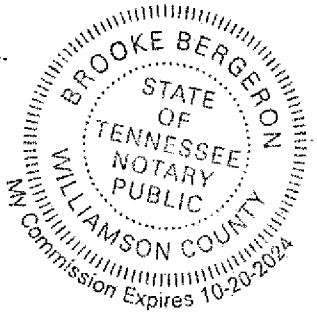
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie Lampley, Attorney-in-Fact for Marilyn Mahoney, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Marilyn Mahoney, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 2 day of May, 2022.

BB

Notary Public

My Commission Expires: 10.20.24
(SEAL)



Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 5/2/22 (date of document).

Affiant Signature

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026