Karen Johnson Davidson County
Batch# 875806 DEEDWARR
06/22/2022 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20220622-0071158

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2137178

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michael D. McCord, 2005 Lebanon Pike Nashville TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09509004900

SPECIAL WARRANTY DEED

Better Real Estate, LLC, hereinafter grantor, whose tax-mailing address is **175 Greenwich Fl 59 New York, NY 10007**, for $600,000.00 (Six Hundred Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Michael D. McCord**, and **Emily E. McCord** husband and wife hereinafter grantee, whose tax mailing address is **2005 Lebanon Pike Nashville TN 37210**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **20220512-0054640 Recorded 05/12/2022**
Parcel ID: 09509004900

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on May 3RD, 2022:

Better Real Estate, LLC

By: Natalie McQuaid

Its: Senior Closing Manager

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on May 3RD, 2022 by Natalie McQuaid its Senior Closing Manager on behalf of **Better Real Estate, LLC** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

BARBARA JUDGE
Notary Public - Arizona
Maricopa County
Commission # 580012
My Comm. Expires Apr 11, 2024

Barbara Judge
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $600,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Arizona
County of Maricopa

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3RD day of May, 2022.

Natalie McQuaid
Affiant

Natalie McQuaid
Print Name

BARBARA JUDGE
Notary Public - Arizona
Maricopa County
Commission # 580012
My Comm. Expires Apr 11, 2024

(Seal)

Barbara Judge
Notary Public

My commission expires:
4/11/2024

Barbara Judge
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being lots Nos. 2 and 3 on the Plan of W.E. Quin, Jr.'s Lebanon Road Subdivision, as of record in Book 1424, Page 111, Register's Office for said County, described as follows:

BEGINNING on the southwesterly margin of Quin Circle at the corner of Lots Nos. 3 and 20; thence with the line between Lots Nos. 2, 3 and 20 southwesterly 200 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwesterly 275 feet to the southeasterly margin of Lebanon Pike; thence with the same northeasterly 173.60 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 40.60 feet to the southwesterly margin of Quin Circle; thence with the same southeasterly 248.65 feet to the beginning.

PROPERTY ADDRESS 2005 Lebanon Pike Nashville TN 37210

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 May 3, 2022 (date of document).

Courtney Kern
Affiant Signature

6/10/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of June, 2022.

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281

Kimberly Ann Protch
Notary's Signature

MY COMMISSION EXPIRES: 11-02-2024

NOTARY'S SEAL

2137178 - Ded

202206220071158