Karen Johnson Davidson County
Batch# 887143 DEEDWARR
07/11/2022 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,764.27
20220711-0079511

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-084

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Britney McCarty and Daniel McCarty	New Owner	090-08-0Z-002.00 CO
(NAME)	(NAME)	
641 James Avenue, Unit C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Forty-Seven Thousand One Hundred And No/100 Dollars ($747,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **COMFORT AT HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITNEY MCCARTY AND DANIEL MCCARTY, WIFE AND HUSBAND**, 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 Unit No. C on the plan of The Homes at 641 B James Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 641 B James Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180321-0026657 and amended in Instrument No. 20200729-0083444, Register's Office

for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to COMFORT AT HOME, LLC, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument No. 20170925-0097926, dated September 15, 2017, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 641 James Avenue, Unit C, Nashville, TN 37209
(House No.) (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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Witness our hands this 5th day of JULY, 2022.

Comfort At Home, LLC, a Tennessee Limited Liability Company BY:

Kathleen Bell Kimbro
Kathleen Bell Kimbro, Member

Tessa K Rubin
Tessa K Rubin, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Kathleen Bell Kimbro and Tessa K Rubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all the Members of Comfort at Home, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they, in their capacity as Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as all its Members.

Witness my hand and seal, at office this 5th day of JULY 2022

Notary Public
My Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/5/22.

Affiant Signature

7/8/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/2022.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON