Karen Johnson Davidson County
Batch# 898564 DEEDWARR
08/03/2022 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20220803-0088647

23264

THIS INSTRUMENT WAS PREPARED BY: J. Blake Freeman, Attorney At Law
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

NAME OF NEW OWNER(S):
Kayo and Brian LLC
5344 Tupelo Street
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map/Parcel: 119 02 0 077.00

FOR AND IN 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, **Charles F. McCarthy, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Kayo & Brian LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Cunningham Heights Subdivision, of record in Plat Book 2331, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 80.0 feet on the southerly margin of Stirton Road and runs back between lines measuring 383.2 feet on the westerly line and 416.2 feet on the easterly line to a dead line measuring 95.0 feet thereon.

BEING the same property conveyed to Edward G. Dolan by Warranty Deed filed in Book 4234, page 789 and by Quitclaim Deed filed in Instrument No. 20080201-0010811, Register's Office for Davidson County, Tennessee. The said Edward G. Dolan (aka Eddie Dolan) died testate on March 19, 2022. Pursuant to the Last Will & Testament of Eddie Dolan, Docket No. 22P585, title is now vested in Charles F. McCarthy. Title further conveyed by Executors Quitclaim Deed filed at Instrument No. 20220516-0056029, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A.26-2-307 or other similar statute.

THIS conveyance is subject to: Taxes for 2022 and subsequent years; Restrictions filed in Book 2480, page 455; Sanitary Sewer Easement filed in Book 4337, page 663; Easement to Sprint

Communication Company filed at Instrument No. 20140114-0003779 and all matters as shown on the plat of record and all other restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 203 Stirton Road, Nashville, TN 37210

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 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 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) on the day and date shown on the Notary form.

Charles F. McCarthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said Co0unty and State, Charles F. McCarthy , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2022.

Notary Public

My Commission Expires:
3/3/26

OLLIE MAI PARKER
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

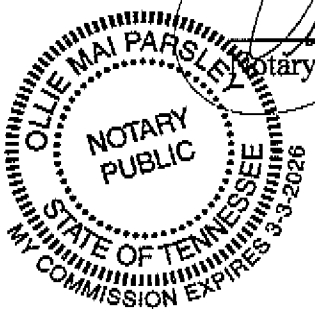
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Jeanie Skwara
Affiant

Sworn to and subscribed before me, this 29th day of July, 2022.

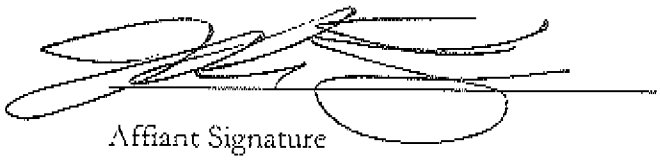
Ollie Mai Parsley
Notary Public

My Commission Expires:
3/3/26



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 7/29/2022.



Affiant Signature

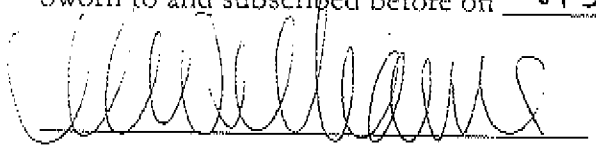
8/31/2022

Date

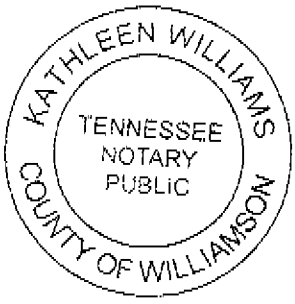
State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2022.



Notary Public



My Commission Expires: 5-23-23