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

CRT File No. 220842221

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2022.

Notary Public
My Commission Expires: _____

ANNE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Karen Johnson Davidson County
Batch# 919055 DEEDWARR
09/20/2022 11:51:15 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220920-0104542

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jesse Lemos and Mylissa Lemos 1209 Meadow Trace Court Nashville TN 37221	New Owner	Tax Parcel ID No. 155 16 0A 032.00

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, **Andrew McCarron, unmarried, and Anna McCarron, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse Lemos and Mylissa Lemos, husband and wife**, ("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 24, Traceside, Section Two, Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 980 and 981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more, particular description of said property.

Being the same property conveyed to Andrew McCarron and Anna McCarron, husband and wife, by Warranty Deed from Michael Hammill, an unmarried man, of record in Instrument No. 20200922-0108284, in the Register's Office of Davidson County, Tennessee, dated September 17, 2020, and recorded on September 22, 2020. Andrew McCarron and Anna McCarron now divorced, see final decree of divorce in Case #22D-92, Davidson County Fourth Circuit Court.

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.

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 Traceside, Section Two, as recorded in Plat Book 7900, Page(s) 980 & 981.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9236, Page 504 amended and restated in Book 9435, Page 493 and further amended in Book 9677, Page 675.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116-0004786 and Notice of Annexation recorded in Instrument No. 20020111-0004996 and re-recorded in Instrument No. 20020116-0006610.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11483, Page 98.

Easement for Right of Way, recorded in Book 3533, Page 299 and Book 4243, Page 685.

Easement for Right of Ingress and Egress and Water and Sewer Utility Lines, recorded in Book 5607, Page 882.

Easement for Public Utilities, recorded in Book 9306, Page 279.

Common Property Agreement as set forth in instrument recorded in Instrument No. 20001114-0112667.

This is improved property located at 1209 Meadow Trace Court 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 19th day of September, 2022.

Andrew McCarron

Anna McCarron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew McCarron and Anna McCarron, 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 19th day of September, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026