This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19308-AP

Karen Johnson Davidson County
Batch# 927103 DEEDWARR
10/07/2022 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221007-0110887

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2022.

Notary Public
My Commission Expires: 3-1-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes Inc. 1651 Westgate Circle Brentwood TN 37027	Matthew and Amy McEvoy 1102 Smokewood Way Nashville TN 37221	156-00-0-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew McEvoy and Amy McEvoy, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes Inc., an Ohio Corporation**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Ninth Civil District of Davidson County, Tennessee, being Tract No. 2 on the Survey of the John T. Marler Tracts made by C. K. McLemore dated December, 1979 (being a portion of property formerly described as a part of Tract No. 6 in the partition of the J. H. Wright "Belleview Farm", and being more particularly described as follows:

Beginning at an iron post in the east margin of Old Harding Road at the northwest corner of the Hutton tract as described in Book 731, page 560, said Register's Office, thence with her north line, South 84 deg. 00 min. East 391.0 feet to an iron post, her northeast corner, thence South 6 deg. 00 min. West 210.0 feet with her east fence line to an iron post, thence a new staked line South 84 deg. 00 min. East 798.0 feet to the center line of Trace Creek, the west line of Rice, thence with said creek following closely the center line North 15 deg. 59 min. West 444.9 feet, more or less, to the approximate center of the Harpeth River, thence North 74 deg. 37 min. West 62 feet, more or less with said center line thence leaving said center line with the following three new staked lines, South 6 deg. 00 min. West 205.4 feet, more or less, to an iron post, North 77 deg. 00 min. West 350.0 feet to an iron post and North 84 deg. 00 min. West 615.0 feet to an iron post in the east margin of Old Harding Road, thence with said east margin, South 6 deg. 00 min. West 50.0 feet to the point of beginning and containing 5.08 acres, more or less.

There is also conveyed to said Grantee, his heirs and assigns, a nonexclusive easement for the installation, maintenance, and operation of a gravity sewer line; said easement is 25 feet wide, the centerline of which begins at the southeast corner of tract 1 on the within described survey and runs in a generally southerly direction crossing subject tract and tracts 3 and 4 on the within described survey, to a point in tract 5 on said survey terminating at the property conveyed to

Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, by instrument of record in Book 4760, page 804, said Register's Office, for the purpose on constructing and operating thereon a sewer lift station.

Being the same property conveyed to Matthew McEvoy and Amy McEvoy, husband and wife by Warranty Deed from Trendmark Construction, LLC, a Tennessee limited liability company and Danco Property Investments, LLC, a Tennessee limited liability company, dated June 30, 2021, recorded July 7, 2021, of record in Instrument No. 20210707-0091506, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **7725 Old Harding Pike, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 7th day of October, 2022.

GRANTOR:

Matthew McEvoy

Amy McEvoy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew McEvoy and Amy McEvoy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-7-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-7-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM