Karen Johnson Davidson County
Batch# 929460 DEEDWARR
10/13/2022 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20221013-0112540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026 (AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-DM-0110-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy McIntyre and Christopher McIntyre	New Owner	
(NAME)	(NAME)	**147 16 0A 010.00**
110 McMurray Circle		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEATHER STICHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY MCINTYRE AND CHRISTOPHER MCINTYRE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Site Plan of McMurray Court, as of record in Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee; together with the undivided percentage interest in the Common Elements, if any, appurtenant to said Unit, to which said plan reference is hereby made for a more complete identification and description of such Unit.

Being the same property conveyed to Heather Sticht, unmarried, by Warranty Deed from Gabriel C. Kelley, an unmarried person, of record in Instrument No. 20080903-0089965, in the Register's Office of Davidson County, Tennessee, dated August 29, 2008, and recorded on September 03, 2008.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McMurray Court, as recorded in Plat Book 6250, Page(s) 230 and amended in Book 6606, Page 144.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 6446, Page 539, amended in Book 6481, Page 849, Book 7325, Page 261, Book 7338, Page 23, Book 8631, Page 850; Appointment of Successor Trustee recorded in Book 11013, Page 61 and further amended in Instrument No's. 20071001-0116682 and 20071001-0116683.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **110 McMurray Circle, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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) this the 13th day of October, 2022.

Heather Sticht

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2022, before me personally appeared Heather Sticht, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of October, 2022.

Notary Signature
My commission expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Phyllis Smith, 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 October, 13, 2022.

Custodian's Signature

10/13/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON