WARRANTY DEED

Karen Johnson Davidson County
Batch# 936781 DEEDWARR
11/02/2022 09:11:36 AM 2 pgs
Fees: $13.00 Taxes: $11,562.50

20221102-0118164

File #22-DM-2209-VILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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)
Michael McCluskey and Jill McCluskey, Trustees of Michael and Jill McCluskey Family Revocable Trust Amended and Restated dated August 1, 2019	same	
(NAME)	(NAME)	**171 07 0B 008.00**
2209 Cumberwell Close		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **JOSHUA A. BAILEY AND ALLISON BAILEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL MCCLUSKEY AND JILL MCCLUSKEY, TRUSTEES OF MICHAEL AND JILL MCCLUSKEY FAMILY REVOCABLE TRUST AMENDED AND RESTATED DATED AUGUST 1, 2019** 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 Lot No. 208 on the Plan of Phase I, Annandale, of record in Plat at Instrument No. 20051209-0148093, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua A. Bailey and Allison Bailey, husband and wife, by Warranty Deed from Brandon Jenkins and Caroline Jenkins, husband and wife, of record in Instrument No. 20170119-0005941, in the Register's Office of Davidson County, Tennessee, dated January 17, 2017 and recorded on January 19, 2017.

This conveyance is subject to:

- Property Taxes for the year 2022 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Annandale, as recorded in Instrument No. 20051209-0148093, said Register's Office.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051128-0142346 and Amended in Instrument No. 20070302-0026101, said Register's Office.
- Easement for Utility, recorded in Book 2458, Page 200, said Register's Office.
- Easement for Overhead Line, recorded in Book 2615, Page 184, said Register's Office.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040825-0102573 and Instrument No. 20050526-0059633, said Register's Office.
- Construction and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20060323-0033141, said Register's Office.

· Letter from Metropolitan Government limiting use of sewage and absorption systems of record in Book 5640, Page 480, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2209 Cumberwell Close, Brentwood, TN 37027**.

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 1st day of November, 2022.

Joshua A. Bailey By C. Loy Carney, Attorney In Fact
Joshua A. Bailey by C. Loy Carney, Attorney-In-Fact

Allison Bailey By C. Loy Carney, Attorney In Fact
Allison Bailey by C. Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joshua A. Bailey and Allison Bailey, and who acknowledged he/she/they executed the same as the free act and deed of the said Joshua A. Bailey and Allison Bailey.

Witness my hand, at office, this 15 day of November, 2022.

Notary Signature
My commission expires:

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

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