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

CRT File No. 221042757

Karen Johnson Davidson County
Batch# 940511 **DEEDWARR**
11/14/2022 10:08:00 AM 2 pgs
Fees: $13.00 Taxes: $4,680.50

20221114-0121076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,265,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 9TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Blaise MacEachern and Brianna MacEachern 705 Bresslyn Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115 08 0 019.00

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, **James P. Cary and wife, Dana T. Cary, Joint Tenants with rights of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Blaise MacEachern and Brianna MacEachern, 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 No, 71, on the Plan of Brook Meade, Section IV, as shown on plat of record in Plat Book 2133, Page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James P. Cary and wife, Dana T. Cary, Joint Tenants with rights of survivorship, by Quitclaim Deed from James P. Cary a married person (who acquired title as an unmarried man), of record in Instrument No. 20110304-0017519, in the Register's Office of Davidson County, Tennessee, dated February 20, 2010 and recorded on March 04, 2011.

Being the same property conveyed to from James P. Cary an Unmarried Man, by Warranty Deed from Valerie Caden (Formerly Known as Valerie Russell) and Scott Caden, Wife and Husband, of record in Instrument No. 20050222-0019171, in the Register's Office of Davidson County, Tennessee, dated February 15, 2005 and recorded on February 22, 2005.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade, Section IV, as recorded in Plat Book 2133, Page(s) 93.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2278, Page 447.

This is improved property located at 705 Bresslyn Road Nashville, TN 37205.

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 10th day of November, 2022.

James P. Cary

Dana T. Cary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James P. Cary and Dana T. Cary**, 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 10th day of November, 2022.

Notary Public

My Commission Expires: _____

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