(1)

WARRANTY DEED

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Douglas Fitzgerald	Mutual of Omaha Mortgage	093-06-1-B-627.00 CO
(NAME)	(NAME)	
744 Poets Corner Way	3131 Camino Del Rio North, #1100	
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37919	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Brendan McCarthy and Jeanette McCarthy, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Douglas Fitzgerald, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT FD 405, THE KRESS LOFTS, PHASE II, AMENDMENT NO. 4 TO MASTER DEED, THE KRESS LOFTS CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20071220-0146058, AMENDED IN INSTRUMENT NO. 20080331-0032083, SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080118-0006035, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRENDAN MCCARTHY BY WARRANTY DEED FROM ART AVENUE LOFTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED APRIL 30, 2008, OF RECORD IN INSTRUMENT NO. 20080508-0047752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 231 Rep John Lewis Way N, Unit 405, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 969618 **DEEDWARR**
02/13/2023 08:41:38 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20230213-0010133

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. 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of The Kress Lofts, of record in Instrument No. 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, Instrument No. 20080331-0032083 and Scriveners Affidavit of record in Instrument No. 20080118-0006035; Restrictions of record in Book 7423, page 374; Book 8027, page 865; Book 9208, page 613 and Instrument No. 20050124-0008719; Articles of Incorporation/Charter of record in Instrument No. 20051128-0142924; Application to combine parcels of record in Instrument No. 20061127-0145769; Ordinances set out in Instrument No. 20051201-0144514; Ordinances as shown of record in Book 10512, page 464 and Instrument No. 20020626-0076795; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 4th day of February, 2023.

Brendan McCarthy

Jeanette McCarthy

State of Maine
County of Cumberland

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brendan McCarthy and Jeanette McCarthy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Portland (city), Maine (state), this 4th day of February, 2023.

~~Notary Public~~ Attorney at Law
My Commission Expires: N/A
Bar No. 8014

File No.: 37168