Karen Johnson Davidson County
Batch# 970878 DEEDWARR
02/14/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,685.35
20230214-0010798

WARRANTY DEED

KRISTEN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

G-EBG-23-04100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stacy Lynne Mendell and Eric Nicholas Mendell	Canopy Mortgage, LLC	
(NAME) **4100 Hutson Avenue**	(NAME) 360 Technology Ct Ste 200	**061-06-0-065.00**
(ADDRESS) **Nashville, TN 37216-1605**	(ADDRESS) Lindon, UT 84042	
(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, **RICHARD PATRICK MCCORMICK AND CAITLIN SUSAN MCCORMICK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACY LYNNE MENDELL AND ERIC NICHOLAS MENDELL, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 215 and the Northerly 30 feet of Lot No. 216 on the Map of Maplewood Heights 2nd Subdivision of record in Plat Book 547, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 215 and part of Lot No. 216 together front 130 feet on the Westerly margin of Hutson Avenue and run back between parallel lines, 300 feet to a dead line in the rear, whereon they measure 130 feet.

Being the same property conveyed to Richard McCormick and Caitlin McCormick, husband and wife, by Warranty Deed from C & A Brentwood LLC, a Tennessee limited liability company, of record in Instrument No. 20190904-0088864, Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 103 and 104, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5248, Page 408; Book 5093, Page 690; Book 5043, Page 514, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4100 Hutson Avenue, Nashville, Tennessee 37216-1605**.

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 9th DAY OF FEBRUARY, 2023.

Richard Patrick McCormick by Attorney in Fact
Richard Patrick McCormick
by Margaret Means, Attorney in Fact

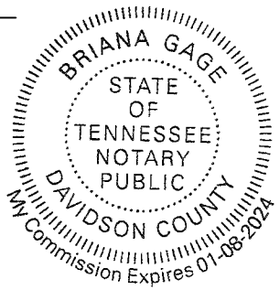
Caitlin Susan McCormick by Attorney in Fact
Caitlin Susan McCormick
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RICHARD PATRICK MCCORMICK AND CAITLIN SUSAN MCCORMICK, and who acknowledged she executed the same as the free act and deed of the said RICHARD PATRICK MCCORMICK AND CAITLIN SUSAN MCCORMICK.

Witness my hand and official seal, this the 9th of February, 2023.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 14, 2023 (date of document).

Affiant Signature

February 14, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023