WARRANTY DEED

Karen Johnson Davidson County
Batch# 974274 DEEDWARR
02/27/2023 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20230227-0013438

File No. EM-23-4003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2023

KARLA LILLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-7-2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin McCarthy	Lincoln Home Loans, LLC	
(NAME)	(NAME)	
836 Goff Street	40 Burton Hills Blvd, Ste 200	081-07-2L-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37215	
(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, I/we, **Madeleine Rose Grimmer, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin John McCarthy, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 1B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Goff Street Residences II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180502-0041888, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Kendrick Group, LLC by Warranty deed from Jeffery Miller and wife, Julie Miller of record in Instrument No. 20171114-0116975 Register's Office for Davidson County, Tennessee, dated November 8, 2017 and recorded on November 14, 2017.

Being the same property conveyed to John Broadbent Cundiff by Warranty deed from The Kendrick Group, LLC, a Tennessee limited liability company of record in Instrument No. 20210903-0118883 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 03, 2021.

Being the same property conveyed to Madeleine Rose Grimmer, an unmarried person by Warranty deed from John Broadbent Cundiff, unmarried of record in Instrument No. 20220825-0096008 Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on August 25, 2022.

This is property more commonly known as 836 Goff Street, Nashville, TN 37208

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 24th day of February, 2023.

Madeleine Rose Grimmer by Ryan Lux attorney in fact

Madeleine Rose Grimmer by Ryan Lux, 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, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Madeleine Rose Grimmer, and that this instrument was executed on behalf of the said Madeleine Rose Grimmer for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page 202302270013437 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 24 day of February, 2023.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Tennessee Certification of Electronic Document

I, Kenia Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 2.24.2023 (date of document).

Affiant Signature

2.24.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of FEBRUARY, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25