Karen Johnson Davidson County
Batch# 974767 DEEDWARR
02/28/2023 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20230228-0013810

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 151010A13100CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Jessica Rozell and Alexander Smith
3209 Newington Cove
Antioch, Tn 37013

SEND TAX BILLS TO:
New Owner

After Recording Return To: ZCS Post Closing, 5215 N O'Connor Blvd, Ste 1200, Irving, TX 75039

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BRENDAN WILLIAM MCCARTT, AN UNMARRIED MAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JESSICA ROZELL, UNMARRIED, AND ALEXANDER SMITH, UNMARRIED,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 131, on the Plan of Chatham Pointe, as shown by plat appearing of record in Plat Book 6900, page 444-447, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Brendan William McCartt, an unmarried man, by Warranty Deed from Mark A Rogers and wife Angela Vowell Rogers, dated 12/17/2020, appearing of record in Instrument Number 20201221-0150870, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3209 Newington Cove, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24 day of February, 2023.

Brendan William McCartt

Brendan William McCartt

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brendan William McCartt, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24 day of February, 2023.

Savana Mezquiriz

NOTARY PUBLIC

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

My Commission Expires: 10/7/23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SEE ATTACHED

AFFIANT

Sworn to and subscribed before me this _____ day of _____, 2_____.

NOTARY PUBLIC

My Commission Expires: _____

---------- [Space Below This Line For Recording Data] ----------

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the ____ day of _____, 2____.

Brendan William McCartt

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brendan William McCartt, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the _____ day of _____, 2_____.

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3-25-25

KATHERINE ANN PTASINSKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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Certificate of Authenticity

I, Falon Roberts, 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 02.24.2023.

Date

Falon Roberts

Affiant Signature

02.27.2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 27th day of February, 2023.

Latonya Henderson

Notary's Signature

My Commission Expires: 10-06-2024

Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372