This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt Juliet, TN 37122
File Number: 8-20566-LV

Karen Johnson Davidson County
Batch# 989187 DEEDWARR
04/06/2023 11 36 04 AM 2 pgs
Fees $13 00 Taxes $936 10

20230406-0025181

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $253,000 00.

Katherine Ann McNally
Affiant

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Subscribed and sworn-to-before me, this the 3rd day of April, 2023.

Notary Public
My Commission Expires. _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine McNally and Michael Vincent Laura 738 Blue Brick Pl. Nashville, TN 37076	New Owner	064-12-0A-738-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Anne D. Courreges, Unmarried, and Frank Courreges, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Ann McNally and Michael Vincent Laura, wife and husband,** hereinafter called the Grantee(s), 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 No. 738, of Fox Run Condominium, Second (incorrectly referred to as "Section" in prior deed) Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Plat Book 6250, page 118 Register's office for Davidson County, Tennessee.

Being the same property conveyed to Anne D. Courreges and Frank Courreges as tenants in common with rights of survivorship by Quit Claim Deed from Twyla Courreges of record as Instrument No. 20200604-0057444 in the Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on June 4, 2020.

Being the same property conveyed to Anne D. Courreges, Frank Courreges and Twyla Courreges, as tenants in common with right of survivorship by Quit Claim Deed from Anne D. Courreges of record as Instrument No. 20190523-0048724 in the Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded May 23, 2019.

Being the same property conveyed to Anne D. Courreges, unmarried by Warranty Deed from Dorothy B. Wren, unmarried of record as Instrument No. 20050923-0114400 in the Register's Office for Davidson County, Tennessee, dated September 15, 2005 and recorded September 23, 2005.

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **738 Blue Brick Place, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number 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 3rd day of April, 2023

GRANTOR

Anne D Courreges

Frank Courreges

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne D Courreges and Frank Courreges, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 3rd day of April, 2023

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires 9-11-26

Return to:
POST RECORDING
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206