Karen Johnson Davidson County
Batch# 989222 DEEDWARR
04/06/2023 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20230406-0025235

WARRANTY DEED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached. and not the truthfulness accuracy, or validity of that document.

File #23-DM-2737-V

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Santa Cruz (MCO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-26
(AFFIX SEAL)

MARSHA C. LOVELL
Notary Public - California
Santa Cruz County
Commission # 2394561
My Comm. Expires Mar 8, 2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Stover and Erin Stover	**The Turnkey Foundation, Inc., dba Arbor Financial Group ISAOA**	
(NAME)	(NAME)	
221 Lake Ridge Court	**1805 East Garry Avenue**	**073-01-0-084.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	**Santa Ana, CA 92705**	
(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, **KEVIN J. MCGRATH AND PATRICIA K. MCGRATH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES STOVER AND ERIN STOVER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Happy Valley, Section H, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, dated September 2, 1945, as follows: Beginning at a point on the northerly margin of Bobby Avenue 1100 feet east of the easterly margin of Cooper Lane, being the corner Lots 33 and 34; thence with the line between the lots, northwardly 140 feet to the common corner of Lots 14, 15, 33 and 34; thence with the lines between Lots 15 and 34; eastwardly 75 feet to the common corner of Lots 15, 16, 34 and 35; thence with the line between Lots 34 and 35; southwardly 140 feet to the northerly margin of Bobby Avenue, westwardly 75 feet to the point of beginning. According to a survey by Campbell Surveying Company, dated June 6, 1980.

Being the same property conveyed to Kevin J. McGrath and Patricia K. McGrath, husband and wife by Warranty Deed from Aubrey C. Watson and wife, Mary E. Watson, dated July 19, 2017 and recorded July 24, 2017 in Instrument No. 20170724-0074402, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2737 Bobby Avenue, Nashville, TN 37216**.

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 4th day of April, 2023.

Kevin J. McGrath

STATE OF CA
COUNTY OF Santa Cruz

On this 4th day of April, 2023, before me personally appeared Kevin J. McGrath, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2023.

MARSHA C. LOVELL
Notary Public - California
Santa Cruz County
Commission # 2394561
My Comm. Expires Mar 8, 2026

Notary Signature
My commission expires:

Patricia K. McGrath

Patricia K. McGrath

STATE OF CA
COUNTY OF Santa Cruz

On this 4th day of April, 2023, before me personally appeared Patricia K. McGrath, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2023.

MARSHA C. LOVELL
Notary Public - California
Santa Cruz County
Commission # 2394561
My Comm. Expires Mar 8, 2026

Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Cruz } s.s.

Subscribed and sworn to (or affirmed) before me on this 4 day of April, Month

2023, by Kevin J. McGrath Name of Signer (1) ~~and~~ MP

_____ Name of Signer (2), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

Marsha C. Lovell
Signature of Notary Public

Marsha C. Lovell
For other required information (Notary Name, Commission No. etc.)

MARSHA C. LOVELL
Notary Public - California
Santa Cruz County
Commission # 2394561
My Comm. Expires Mar 8, 2026

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Warranty Deed
Page ONe Affiant

containing 2 pages, and dated 4/4/23

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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True Copy Certification

Pam Autry

I, ~~Kaz Arbogast,~~ 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 this the 11th 4th day of April, 2023.

Affiant Signature
Date 04/11/2023
4

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th 4th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

