Karen Johnson Davidson County
Batch# 1008229 DEEDWARR
05/26/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230526-0040061

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is $585,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2023. Notary Public My commission expires: 07-01-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Massey and Zoe W. Yarborough	**Rosegate Mortgage, LLC**	**082-09-0-018.00**
1325 7th Avenue North	**13860 Ballentyne Corporate Place, Suite 400**	
Nashville, TN 37208	**Charlotte, NC 28277**	

FOR AND IN 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, WE,

Caravel Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Massey and Zoe W. Yarborough, husband and wife, as joint tenants with full rights of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 the northerly 25 feet of Lot No. 42 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Caravel Properties LLC, a Tennessee limited liability company, by deed from Joshua G. Tillman, by Instrument of record as No. 20171114-0116848, dated November 8, 2017, Register's Office for Davidson County, Tennessee. See also, Quitclaim Deed of record in Instrument No. 20170829-0088403 and Warranty Deed of record in Instrument No. 20071106-0131130, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1325 7th Avenue North, Nashville, TN 37208.

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 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(s) this 25th day of May, 2023.

Caravel Properties LLC, a Tennessee Limited Liability Company

By: _____, manager
Joshua G. Tillman, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Joshua G. Tillman, Manager of Caravel Properties, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Caravel Properties, the within named bargainor, a Limited Liability Company, and that such Joshua G. Tillman, Manager of Caravel Properties as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 25th day of May, 2023.

_____
Notary Signature
My commission expires: _____



File #: 23-188
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Electronic Document Certification

I, **Susan G. Cox**, 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 May 25, 2023.

Susan G. Cox

Susan G. Cox

Date: 5-26-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 26th day of May, 2023.

NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 26th day of May , 2023.

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #23057331