WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008654 DEEDWARR
05/30/2023 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.13
20230530-0040324

File No. DH-23-4465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $774,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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
Steven John Henderson and Angela R. Muterspaugh	Same as	
(NAME)	(NAME)	
2112B Carter Avenue	New owner	083-03-0M-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Matthew McCroskey and Sarah McCroskey, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven John Henderson and Angela R. Muterspaugh, husband and wife**, 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 No. B as shown on the plat titled "Property Exhibit of 2112 Carter Avenue" prepared by Michael H. Charette, RLS Tennessee No. 2048, dated September 10, 2014, attached to and recorded with an "Owner's Property Survey Affidavit", dated October 23 and 24, 2014, and of record as Instrument No. 20141024-0098417, Register of Deeds' Office for Davidson County, Tennessee, and as fully described in "Master Deed Establishing Horizontal Property Regime Carter Avenue Condominiums," dated October 21, 2014, and of record as Instrument No. 20141021-0097123, Register of Deeds' Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew McCroskey and Sarah McCroskey, husband and wife by Warranty deed from Alexander Burriss and Emily Burriss, husband and wife of record in Instrument No. 20210511-0062915 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 11, 2021.

This is property more commonly known as 2112B Carter Avenue, Nashville, TN 37206.

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 26th day of May, 2023.

Matthew McCroskey

Sarah McCroskey by Matthew McCroskey, her Attorney-In-Fact

her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2023, before me personally appeared Matthew McCroskey, 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.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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 Matthew McCroskey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Sarah McCroskey and that this instrument was executed on behalf of the said Sarah McCroskey for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ___202305300040323___, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26th day of May, 2023.

Notary Signature
My commission expires::

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 26, 2023**.

Date

D Hardwick

Affiant Signature

May 30, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026