THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1019789 DEEDWARR 06/27/2023 03:18:30 PM 3 pgs Fees: $18.00 Taxes: $2,904.50 20230627-0048969	STATE OF Tennessee) COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is: $785,000.00 Affiant Subscribed and sworn to before me, this 26 day of June, 2023. Notary Public My Commission Expires: 10/16/2024

TARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Ryan McCormack and Katie McCormack 1415 Fatherland Street Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 083-13-0-296.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARA VALEK AND EVAN BROOKS, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RYAN MCCORMACK AND KATIE MCCORMACK, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 91, Block "I" on the Plan of Home Place of Eliza M. Lindsey, Deceased of record in Plat Book 2, Page 92, 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 the same property conveyed to Sara Valek and Evan Brooks, wife and husband by Warranty deed from Christopher Varghese and Maureen Varghese, husband and wife of record in Instrument No. 20190430-0039871 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

This is improved property commonly known as: **1415 Fatherland Street Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to

Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21 day of June, 2023.

Sara Valek

SARA VALEK

Evan Brooks

EVAN BROOKS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARA VALEK AND EVAN BROOKS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of June 2023.

Notary Public

My Commission Expires:
03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 6/21/23.

Affiant Signature – Joshua A. Terry

6/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON