Karen Johnson Davidson County
Batch# 1027878 DEEDWARR
07/18/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20230718-0055308

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $762,000.00.

Affiant

Subscribed and sworn to before me this 18th day of July, 2023.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

2023-244

Address of New Owner:	Send Tax Bills to:	Tax Information:
Catherine J. Pham and Mary C. Dundon	New Owners	
815 Bresslyn Road		155-15-0A-011.00 CO
Nashville, TN, 37205		

WARRANTY DEED

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

Patricia McLarty, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mary Catherine Dundon, an unmarried woman as to an undivided 77% interest and Catherine Jane Pham, an unmarried woman as to an undivided 23% interest, tenants in common with right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of A Boundary Plat of Stonemeade of record in Plat Book 6900, Pages 800 and 801, 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 Patricia McLarty, an unmarried woman by Warranty Deed from Karen Sroufe, Executrix of the Estate of Wynn James O'Meara and as devisee of Wynn James O'Meara, Susan O'Meara, as devisee of Wynn James O'Meara, and Frances O'Meara, as devisee of Wynn James O'Meara, dated April 14, 2021 and recorded July 19, 2021 in Instrument No. 20210719-0096203, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **209 Still Water Circle, Nashville, TN 37221.**

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

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 our hands this 18th day of July, 2023.

Patricia McLarty

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 Patricia McLarty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/18/23 (date of document).

Emma Howard

Affiant Signature

Date: 7/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

