Karen Johnson Davidson County
Batch# 1031562 DEEDWARR
07/27/2023 10 25 06 AM 2 pgs
Fees $13 00 Taxes $2,275.50
20230727-0057935

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2703

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of July, 2023

Notary Public

Commission Expires 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kyle McCarthy and Kelsey McCarthy 1123 Clifton Lane Nashville, TN 37204	Cross Country Mortgage 2160 Superior Ave Cleveland, OH 44114	118-09-0-246.00

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, I/WE,

John Joseph Morato and Ileah Maria Morato, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle McCarthy and Kelsey McCarthy, husband and wife,

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 Lot No. 5A on the Plan of Plan of Zone Lot Division of Lots 2, 3, 4, 5, 7, Granclift Subdivision of record in Plat Book 6250, Page 305, amending Plat of record in Book 6200, Page 83, 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 John Joseph Morato and Ileah Maria Morato, husband and wife by Warranty deed from Susan M. Booth, unmarried of record in Instrument No. 20220613-0067082 Register's Office for Davidson County, Tennessee, dated June 06, 2022 and recorded on June 13, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1123 Clifton Lane, Nashville, TN 37204

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 so 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.

Dated this the 25th day of July, 2023.

John Joseph Morato

Ileah Maria Morato

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of July, 2023, before me personally appeared John Joseph Morato and Ileah Maria Morato, 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 25th day of July, 2023.

Notary Signature
My commission expires. 9/28/26

