WARRANTY DEED

Karen Johnson Davidson County
Batch# 1033452 DEEDWARR
08/02/2023 10 43 08 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20230802-0059580

G-C-23-6040

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Angela Jane Eiting	**CMG Mortgage Inc. dba CMG Financial**	
(NAME)	(NAME)	**086-13-0B-004 00-CO**
6040 Blackberry Ridge Lane	**3160 Crow Canyon Road, Ste.400**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN MCCARTHY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA JANE EITING AND PATRICK ANTHONY EITING, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee being Villa No 1162, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated \'a7\'a766-27-101, et seq by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No 20191210-0127306 in said Register's Office, as revised in Instrument No 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats

Being the same property conveyed to Erin McCarthy, an unmarried woman by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No 20200921-0108242 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 21, 2020

Erin McCarthy having since married. Drew J. Kaczmarski joins in the execution of this warranty deed to convey any and all marital interest he may have to said property

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20190507-0042696, Instrument No 20191210-0127306, as revised in Instrument No 20200114-0004924, Register's Office of Davidson County, Tennessee
- Subject of a All matters of record in Chancery Court Book 2, Page 179, in Register's Office for Davidson County, Tennessee

• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No 20181212-0120983, amended and supplemented Instrument No. 20190917-0094196, Instrument No 20190917-0094194, Instrument No. 20191105-0114128 and Instrument No. 20191105-0114126 and DCCR's for Villas in Instrument No 20190523-0049079 and Scrivener's Affidavit of Correction in Instrument No 20190624-0060681 and Supplemented in Instrument No 20200108-0002809, Instrument No 20210128-0012505 and amended in Instrument No 20210507-0061686 and in Instrument No 20220314-0029615, Register's Office for Davidson County, Tennessee
• Quitclaim Deed of Common areas to Homeowners Association of record in Instrument Number 20191105-0014127, Instrument Number 20200715-0077185 and Instrument Number 20200715-0077186, in the Register's Office for Davidson County, Tennessee
• Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument Number 20190805-007607 (Lot/Villa 1451), in the Register's Office for Davidson County, Tennessee
• Restriction for Storm Water Facilities and Systems of record in Instrument Number 20180626-0061329, Instrument Number 20180231-0105078 and Instrument Number 20180328-0028892, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20180621-0059898, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6040 Blackberry Ridge Lane, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JULY, 2023

Erin McCarthy by Logan Bell, Attorney in Fact
Erin McCarthy by Logan Bell,
Attorney in Fact

Drew J Kaczmarski by Logan Bell, Attorney in Fact
Drew J Kaczmarski by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ERIN MCCARTHY, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN MCCARTHY

Witness my hand and official seal, this the 31st of July, 2023.

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DREW J. KACMARSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said DREW J KACMARSKI.

Witness my hand and official seal, this the 31st of July, 2023.

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212