Karen Johnson Davidson County
Batch# 1043488 DEEDWARR
08/28/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230828-0067145

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 370,000.00.

Affiant

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and Sworn before me this 25th day of August , 2023.

Notary Public
My commission expires: 8/10/27

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jason McCoy 1014 Stockell Street, Nashville, TN 37207	SWBC Mortgage Corporation 117 Seaboard Lane Ste F-205 Franklin, TN 37067	082-03-0-172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carrie A Carlton, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason McCoy an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being the North 5 feet of Lot 35 and the South 40 feet of Lot 36 of the Benedict Land Company's subdivision of Northeast Nashville. This subdivision of the Lindsley Tract and of record in Plan Book 332, page 40, Register's Office of Davidson County, Tennessee, said parts of Lot Numbers 35 and 36 front together 45 feet on the westerly side of Stockell Street and run back between parallel lines 179 feet, more or less, to an alley.

Being the same property conveyed to Carrie A Carlton, a married woman, by Quitclaim Deed from Ensley LLC, a Tennessee Limited Liability Company, dated August 08, 2017 and recorded August 10, 2017 of record in Instrument No. 20170810-0082082 in the Register's Office of Davidson County, Tennessee.

This property is not nor has it ever been the primary resident of the grantor or her spouse.

Subject to Matters as shown on plat of record in Plan Book 332, page 40, Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 1014 Stockell Street, Nashville, TN 37207 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 25th day of August , 2023.

Carrie A Carlton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 25th day of August, 2023, before me personally appeared Carrie A Carlton, 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 August, 2023.

Notary Signature
My commission expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

True Copy Certification

I, **Tammy Carney,** 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 this the 25 day of August, 2023.

Affiant Signature
Date 8/28/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/10/2027

