39B

Warranty Deed

Karen Johnson Davidson County Batch# 1045226 **DEEDWARR** 09/01/2023 11 09 17 AM 2 pgs Fees $13 00 Taxes $5,143 00 20230901-0068735	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,390,000 00 Affiant Subscribed and sworn to before me, this the 31st day of August, 2023 Notary Public My commission expires 7/6/26

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Emily Beatty McCarthy and Michael Thomas McCarthy	UBS BANK USA	145-07-0-036 00
5165 Granny White Pike	95 STATE ST #2200	
Nashville, TN 37220	SALT LAKE CITY, UT 84111	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL FLEISHER, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY BEATTY MCCARTHY AND MICHAEL THOMAS MCCARTHY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3 on the Plan of Revised Plan of Anderson Heights, of record in Plat Book 4175, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Together with a common drive, not publicly maintained, appurtenant to said Lot No 3, for the purpose of providing ingress to and egress from said Lot No 3 from and to Granny White Pike, as shown on said plan

Being the same property conveyed to Lee H Fleisher and wife, Nancy C. Fleisher by Warranty Deed from William O Mitchell, Jr., and wife, Edith C Mitchell of record in Book 6885, page 81, Register's Office for Davidson County, Tennessee, dated June 10, 1986 and recorded on June 12, 1986

Being the same property conveyed to James C Gooch Trustee by Warranty Deed from Lee H Fleisher and Nancy C Fleisher, of record in Instrument No 20080811-0082386 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 11, 2008 and within the same deed the said James C. Gooch Trustee conveyed his interest in the subject property to Lee H. Fleisher and wife, Nancy C. Fleisher, as equal tenants in common

The said Lee H. Fleisher having died on or about June 9, 2021, his estate being administered under Case No 21P-1798, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The said Nancy C Fleisher having died on or about June 17, 2021, her estate being administered under Case No 21P-1799, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division

Being the same property conveyed to Daniel Fleisher, a married man by Warranty Deed from Jesse Fleisher and Daniel Fleisher, Co-Executors of the Estate of Lee Herbert Fleisher whose estate has been probated in Case No. 21P-1798 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Jesse Fleisher and Daniel Fleisher, Co-Executors of the Estate of Nancy Murphree Fleisher, whose estate has been probated in Case No 21P-1799 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division of record in Instrument No. 20230105-0000942 Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on January 5, 2023

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5165 Granny White Pike, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A. 26-2-301 or other similar statute therein*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2023.

Daniel Fleisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Fleisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2023

Notary Public

My Commission Expires 7.7.25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025