Prepared by

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845556

Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $915,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2023

Notary Public
My Commission Expires. _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1053466 DEEDWARR
09/25/2023 09 52 25 AM 2 pgs
Fees $13 00 Taxes $3,385 50

20230925-0074965

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information.
Laura Leigh Carson	New Owner	Tax Parcel ID No
196 44th Ave N		091-16-0B-002.00 CO
Nashville TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John McDonald and Sarah McDonald, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laura Leigh Carson, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 2 on the plan of Dakota Place, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Dakota Place, a Horizontal Property Regime with Private Elements of record in Instrument No 20070531-0064766, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOHN BUTERA MCDONALD, by deed from NICOLAS ALEJO DEAK AND PATRICIA B OLSAVSKY, HUSBAND AND WIFE, of record in Instrument No. 20210610-0078271, dated June 8, 2021, said Register's Office

Being further conveyed to JOHN MCDONALD AND SARAH DUYCK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from JOHN BUTERA MCDONALD, of record in Instrument No. 20211014-0138254, dated October 7, 2021, said Register's Office

Sarah Duyck having since married and is now known as Sarah McDonald

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 091-16-0B-002.00 CO

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20070531-0064766, said Register's Office.
Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

This is improved property located at 196 44th Ave N Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2023.

John McDonald by Ryan Dieck, his Attorney-in-Fact
John McDonald by Ryan Dieck, his
Attorney-in-Fact

Sarah McDonald by Ryan Dieck, her Attorney-in-Fact
Sarah McDonald by Ryan Dieck, her
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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John McDonald and Sarah McDonald and that he is authorized by John McDonald and Sarah McDonald to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of September, 2023

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires. _____