This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $640,000 00

Affiant

Subscribed and sworn before me this the 6th day of October, 2023

Notary Public
My commission expires 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Nell Buckelew Armstrong, Elliott Armstrong and Mary Frances Buckelew 1035 Dickerson Pike Nashville, TN 37207	Mortgage Investors Group 8320 East Wlaker Springs Lane Knoxville, TN 37923	082-03-0D 001 00

Karen Johnson Davidson County
Batch# 1060007 DEEDWARR
10/12/2023 12 15 18 PM 2 pgs
Fees $13 00 Taxes $2,368 00

20231012-0080013

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged CAVAN MCCANN AND JENNIFER MCCANN, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY AN 50% UNDIVIDED INTEREST AND JESSICA JOY TAMMARO AND TYLER HORNER, WIFE AND HUSBAND, TENANTS BY THE ENTIRETY AN 50% UNDIVIDED INTEREST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELLIOTT ARMSTRONG, AN UNMARRIED PERSON AND MARY FRANCES BUCKELEW, AN UNMARRIED PERSON AND NELL BUCKELEW ARMSTRONG, A MARRIED PERSON, AS TENANTS INCOMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 1 as described in the Declaration of Covenants, Conditions and Restrictions for FIRST NORTH TOWNHOMES, appearing of record in Instrument No 20150909-0091653, in the Register's Office for Davidson County, Tennessee, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, as amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for the First North Townhomes, of record in Instrument No 20150914-0093197 and as amended and restated in Instrument No 20160505-0044701, said Register's Office, the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners, and tenants of First North Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration of record in Instrument No 20150909-0091653, and as amended and restated in Instrument No 20160505-0044701, said Register's Office, as amended by First Amendment of record in Instrument No 20150914-0093197 and as amended and restated in Instrument No 20160505-0044701, said Register's Office, the plat filed as Exhibit A and B to said First Amendment of said Declaration and By-Laws appended thereto as Exhibit D of said First Amendment appearing of record in Instrument No 20150914-0093197 and Instrument No 20160505-0044701, said Register's Office are incorporated hereby for reference and made a part of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Cavan McCann and Jennifer McCann, Husband and Wife, Tenants by the Entirety an 50% Undivided Interest and Jessica Joy Tammaro and Tyler Horner, Wife and Husband, Tenants by the Entirety an 50% Undivided Interest by deed dated 05/03/2021, from Jonathan D Greer and Kara L Greer, husband and wife, of record in Instrument No 20210517-0065918, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1035 Dickerson Pike, Nashville, TN 37207

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the ____ day of October, 2023

Cavan McCann

Jennifer Leigh McCann

Jessica Joy Tammaro

Tyler Horner

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cavan McCann and Jennifer Leigh McCann, and Jessica Joy Tammaro and Tyler Horner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 6th day of October, 2023

My commission expires 9-6-26

Notary Public