WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061145 **DEEDWARR**
10/17/2023 10 25 02 AM 2 pgs
Fees $13 00 Taxes $1,143 30

20231017-0081364

File No. AT-23-5343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2023

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

JORDANT MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES 01/08/2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert McAulay, Jr. and Shauna McAulay	NEW OWNER	
(NAME)	(NAME)	122-01-0A-251.00-CO
55 Fawn Creek Pass		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Darlene Cartmell, unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert McAulay, Jr., married, and Shauna McAulay, unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 26, together with the appurtenant interest in the common elements of Woodland Point Townhomes Phase Three, a horizontal property regime established by Declaration of record in instrument 20001011-0101044, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit C to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Woodland Point Phase I First Revision of record in Instrument 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darlene Cartmell, unmarried woman by Warranty deed from Kelly Adams, an unmarried woman of record in Instrument No. 20171030-0111419 Register's Office for Davidson County, Tennessee, dated October 24, 2017 and recorded on October 31, 2017.

This is property more commonly known as 55 Fawn Creek Pass, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-P-23-55

Witness my/our hand this 12th day of October, 2023.

Darlene Cartmell

Darlene Cartmell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2023, before me personally appeared Darlene Cartmell, 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 12th day of October, 2023.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

