WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062920 DEEDWARR
10/19/2023 11:39 05 AM 2 pgs
Fees $13 00 Taxes $1,017 50

20231019-0082021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000 00

Affiant

Subscribed and sworn to me on 10/18 2023

NOTARY PUBLIC

My Commission Expires 5/5/25

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY
(Todd A Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36628

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
William E McCarthy & Kay F McCarthy, Trustees 49 Governors Way Brentwood, TN 37027	NEW OWNER	181-02-A-011 00 CO

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ryan Cheng, an unmarried man**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **William E. McCarthy and Kay T. McCarthy, Trustees of the McCarthy Base Trust Created Under the McCarthy Revocable Trust Dated October 25, 2013,** hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 11 on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No 20060306-0025686 as amended by Instrument No 20060606-0066938 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description

Being the same property conveyed to Ryan Cheng, an unmarried person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated May 16, 2008 and recorded May 20, 2008 of record as Instrument No 20080520-0051774 in the Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following (i) all property taxes and assessments, (ii) restrictions, conditions, reservations, covenants, and easements of record, (iii) public rights of way, utility, and drainage easements (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record, (vi) and health department regulations that may affect the property

BEING ☐ **unimproved** ☒ **improved property known as:**

8224 Lenox Creekside Drive, Unit 11, Cane Ridge, TN 37013

(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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/our hand(s) this 18th day of October, 2023

RYAN CHENG

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared RYAN CHENG to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed

Witness my hand and official seal, this 18 day of October, 2023

NOTARY PUBLIC

My Commission Expires 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025