Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1086155
12/28/2023 09:33:23 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20231228-0099618

G-RH-23-130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JERROLYN LYNNETTE ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 9, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katelyn McIntyre		
(NAME)	(NAME)	
130 McMurray Circle	**New Owner**	**147-16-0A-030.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBIN PREMA WRIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATELYN MCINTYRE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Condominium Site Plan, McMurray Court, of record in Plat Book 6250, Page 230, amended in Book 6606, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin Prema Wright, unmarried by Warranty Deed from Reed E. Trontel and Edward H. Trontel of record in Instrument No. 20051020-0126913 Register's Office for Davidson County, Tennessee, dated October 6, 2005 and recorded on October 20, 2005.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6446, Page 539, as amended in Book 6481, Page 849, Book 7325, Page 261, Book 7338, Page 23, Book 8631, Page 850, Book 11013, Page 61 and Instrument No. 20071001-0116683, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument No. 20071001-0116682, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6468, Page 196, as amended in Book 7529, Page 439, in the Register's Office for Davidson County, Tennessee.
- Conveyance of all common area to HOA of record in Book 6481, Page 851, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6450, Page 955, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **130 McMurray Circle, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 20 DAY OF DECEMBER, 2023.

Robin Prema Wright

STATE OF California
COUNTY OF Orange

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

Witness my hand and official seal, this the 20 of December, 2023.

Notary Public
My Commission Expires: 8.20.27
(SEAL)

JENNIFER J. DEWITT
COMM. #2454712
Notary Public - California
Orange County
My Comm. Expires Aug. 20, 2027

NRO1 NRO1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212