WARRANTY DEED

Karen Johnson
Batch # 1091609
01/22/2024 12:25:56 PM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20240122-0003247

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EY-23-5818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: Nov 8, 2027

(AFFIX SEAL)

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
Kimberly E. Brown	Cardinal Financial Company	
(NAME)	(NAME)	
601 Idlewild Avenue	P.O. Box 0054	052-01-0-128.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Palatine, IL 60055	
(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, **Hamish I. Macfarlane and Rebecca L. Macfarlane, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly E. Brown, a married woman,** 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:

Tract No. 1:
Land in Davidson County, Tennessee, being Lot No. 6 of Block "F", on the Final Plat of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly side of Idlewild Avenue and runs back 139.4 feet on the northerly line and 139.5 feet on the southerly line to a dead line, measuring 50 feet thereon.

Tract No. 2:
Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 7, of Block "F", on the Final Plat of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 27-1/2 feet on the easterly side of Idlewild Avenue and runs back 139 feet more or less on the northerly line and 139.4 feet on the southerly line to a dead line measure 27-1/2 feet thereon.

Being the same property Hamish I. MacFarlane and Rebecca L. MacFarlane, husband and wife, by Warranty Deed from Hershel Mehta, a single person dated March 31, 2017 and recorded April 4, 2017 in Instrument No. 20170404-0032599, Register's Office of Davidson County, Tennessee. See Scrivener's Affidavit in Instrument No. 20211110-0150435, said Register's Office.

This is property more commonly known as 601 Idlewild Avenue, Nashville, TN 37115.

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

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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.

Witness my/our hand this 11 day of January, 2024.

Hamish I. Macfarlane

RMacfarlane

Rebecca L. Macfarlane

STATE OF New York
COUNTY OF Monroe

On this 11 day of January, 2024, before me personally appeared Hamish I. Macfarlane and Rebecca L. Macfarlane, 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 11 day of January, 2024.

PFountain

Notary Signature PeterFountain
My commission expires: 2/4/2027

PETER FOUNTAIN
Notary Public, State of New York
No. 01FO6386962
Qualified in Monroe County
Commission Expires 02/04/2027