Karen Johnson Davidson County
Batch# 1099486 DEEDWARR
02/08/2024 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240208-0009057

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED EIGHTY THOUSAND AND 00/100 AND 00/100 (380,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Kent J McCarthy and Brittany A. Witten (NAME)	**NEW OWNER** (NAME)	**Property 1: 173 15 0A 136.00**
361 Upper Mill Drive, Antioch, TN 37013 (ADDRESS)	_____ (ADDRESS)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SR SUNBELT HOMES GROUP 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, herein this day has bargained and sold, and does hereby transfer and convey, unto **KENT J. MCCARTHY, AN UNMARRIED MAN AND BRITTANY A. WITTEN, UNMARRIED WOMAN,** hereinafter called the Grantee; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits, the following described real property, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Being Lot No. 136, on the plan of Mill Run Subdivision, Phase 2 (Cluster Lot Development) A Resubdivision of Mill Run, Phase 1A, Lot 89, of record in Instrument No. 20011009-0109754, as corrected in Instrument No. 20020605-0067914, and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to Progress Residential Exchange Borrower, LLC, a Delaware limited liability company, by General Warranty Deed from Progress Residential Borrower 1, LLC, a Delaware limited liability company, of record in Instrument No. 20210920-0126125, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021, and recorded on September 20, 2021.

ALL THAT TRACT OR PARCEL of improved land lying and being in **DAVIDSON COUNTY, TENNESSEE,** having an address of **361 UPPER MILL DRIVE, ANTIOCH, TENNESSEE, 37013**; TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of February, 2024.

GRANTOR: SR Subbelt Homes Group 1, LLC
By: Rebecca Petty
Its: Authorized Agent

STATE OF CA
COUNTY OF Alameda)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Rebecca Petty** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent for **SR Sunbelt Homes Group 1 LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **SR Sunbelt Homes Group 1 LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Delaware, and that they in such capacity as Authorized Agent by Consent Action executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent.

WITNESS my hand, at office, on this 7th day of February, 2024.

Notary Public

1/5/2028
My Commission Expires

ZACHARY CARSON
Commission # 2475650
ALAMEDA County
California - Notary Public
COMM. EXP. JAN. 5, 2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 7, 2024.

Affiant Signature

2/7/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of February, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY