WARRANTY DEED

Karen Johnson Davidson County
Batch # 1100521 DEEDWARR
02/13/2024 09:04:13 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20240213-0009895

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 2/26/24
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

C24-013

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Holt	**Charlotte Holt**	
213 Northside Drive	**213 Northside Drive**	**03403012400**
Madison, TN 37115	**Madison, TN 37115**	
(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,WE, **Andrew Kegan McCarthy and Scarlett R. Holt, Husband and Wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Charlotte Holt, an Unmarried Woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 119 Oak Park Lane, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 2-B, Zone Lot Division of Lots 1 and 2 on the Plan of Oak Park Subdivision as of record in Book 6050, Page 255, amended in Book 6900,Page 72, Register's Office for said County to which plan reference is hereby made for a more complete copy of said lot.

Being the same property conveyed to Andrew Kegan McCarthy and Scarlett R. Holt, Husband and Wife by Warranty Deed from Ray L. Carr and Wife, Brenda W. Carr, dated 01/28/2019 and filed for record on 01/29/2019 of record in Instrument No. 20190129-0008520 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **119 Oak Park Lane, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 9th day of February, 2024.

Andrew Kegan McCarthy

Scarlett R. Holt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Kegan McCarthy and Scarlett R. Holt** the bargainor(s) 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 9th day of February, 2024.

Commission Expires: 6-29-2027

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY