Karen Johnson Davidson County
Batch# 1112865 DEEDWARR
03/19/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20240319-0019037

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-TC-1112-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Catherine Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine Moore	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**072 14 0D 005.00**
1112 Cahal Avenue	**1036 Stearman Drive, Suite 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**White House, TN 37188**	
(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, **ANDREW OMILIAN AND MARSHALL EARLY, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE MOORE, 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:

Being a certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit B of COTTAGES AT CAHAL, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for COTTAGES AT CAHAL, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument No. 20131204-0123410; as amended in Instrument No. 20131218-0127941 and in Instrument No. 20150128-0008125, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan COTTAGES AT CAHAL, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and placement of said Unit.

Being the same property conveyed to Andrew Omilian and Marshall Early, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Carolina Realty, LLC, A Louisiana Limited Liability Company, of record in Instrument No. 20171003-0100929, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on October 03, 2017.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of N. J. Gibsons Addition, Lot No. 2 of Cahal Plan, as recorded in Plat Book 161, Page 165.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131204-0123410, as amended in Instrument No. 20131218-0127941 and Instrument No. 20150128-0008125.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140214-0013110.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1112 Cahal Avenue, Nashville, TN 37206**.

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 18th day of March, 2024.

Andrew Omilian by Loy Carney, Attorney-In-Fact

Marshall Early by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2024, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Andrew Omilian, as his Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Andrew Omilian.

Witness my hand, at office, this 18th day of March, 2024.

Notary Signature
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2024, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Marshall Early, as his Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Marshall Early.

Witness my hand, at office, this 18th day of March, 2024.

Notary Signature
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 18 day of March, 2024.

Affiant Signature

Date 3/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

