THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
2122 21st Avenue South,
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch # 1113067 DEEDWARR
03/20/2024 01:16:43 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00

20240320-0019308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$620,000.00

AFFIANT

Subscribed and sworn to before me, this 18th day of March, 2024

NOTARY PUBLIC
My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Denice L. Thurston Wyman David Clarke 18476 S. Rew Road Worley, ID 83876	New Owner	072 09 3D 001.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS ($620,000.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of March, 2024, the undersigned, **915 Cahal Partners, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained, sold, and by these presents do hereby transfer and warrant to **Denice L. Thurston and Wyman David Clarke, wife and husband,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **915A Cahal Avenue, Nashville, TN 37206** and more particularly described as follows:

Land in Davidson County. Tennessee, being Unit 915A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at 915 Cahal, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171006-0102878 and being shown on Plat attached thereto as Exhibit "B" in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Muscatello, by deed dated 01/11/2018, from MF Holdings, LLC, of record in Instrument

Number 20190111-0003125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 915 Cahal Partners, LLC, a Tennessee Limited Liability Company, by deed dated 03/27/2023, from Christopher Muscatello, a Married Person, of record in Instrument Number 20230328- 0022419, Register's Office for Davidson County, Tennessee.

This is improved property known as **915A Cahal Avenue, Nashville, TN 37206.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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 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 whomever.

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.

INTENTIONAL LEFT BLANK

This the 18th day of March, 2024.

Christopher Muscatello,
Authorized Agent for
915 Cahal Partners, LLC,
A Tennessee Limited Liability Company

JOHN R. WILKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 10.4.27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Christopher Muscatello, Authorized Agent for 915 Cahal Partners, LLC, a Tennessee Limited Liability Company,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of March, 2024

Notary Public
My Commission Expires: 10/4/27

J. Tyler Faulkner,
Authorized Agent for
915 Cahal Partners, LLC,
A Tennessee Limited Liability Company

JOHN R. WILKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 10.4.27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named J. Tyler Faulkner, Authorized Agent for 915 Cahal Partners, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of March, 2024
My Commission Expires: _____

Notary Public
My Commission Expires: 10/4/27