WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1126181
04/23/2024 02:54:19 PM
Fees: $13.00 Taxes: $1,319.05

Davidson County
DEEDWARR
2 pgs

20240423-0029302

File #24-TC-0907-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Brandon N. Muehl	**LoanDepot.com, LLC**	
(NAME)	(NAME)	**053 09 0 095.00**
907 Tamarack North	**6531 Irvine Center Drive**	
(ADDRESS)	(ADDRESS) **Suite 100**	
Madison, TN 37115	**Irvine, CA 92618**	
(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,

NOAH MCCARTNEY AND MADISON MCCARTNEY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRANDON N. MUEHL, UNMARRIED MAN

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:

Land in Davidson County, Tennessee, being Lot No. 59B, ZONE LOT DIVISION, LOTS 58 THRU 62 PHASE II KIMBOLTON, of record in Book 6900, Page 792-794, as amended in Book 6900, Page 899, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Noah McCartney and Madison McCartney, husband and wife, by Warranty Deed from Roberto Galvan, unmarried man, of record in Instrument No. 20230403-0024196, in the Register's Office of Davidson County, Tennessee, dated March 31, 2023 and recorded on April 03, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lots 58 thru 62 Phase II Kimbolton, as recorded in Book 6900, Page 792-794, as amended in Book 6900, Page 899.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7265, Page 655; Amended in Book 7464, Page 969; Book 7470, Page 126 and Book 7799, Page 50.
* Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions Enforcement recorded in Instrument No. 20060126-0009811.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **NOAH MCCARTNEY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240423-0029301, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MADISON MCCARTNEY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240423-0029300, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **907 Tamarack North, Madison, TN 37115**.

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 19th day of April, 2024.

Noah McCartney by JB, attorney in Fact
Noah McCartney by John Bishop, Attorney-In-Fact

Madison McCartney by JB, attorney in Fact
Madison McCartney by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **NOAH MCCARTNEY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **NOAH MCCARTNEY**.

Witness my hand and official seal this **19th** day of **April**, **2024**.

Notary Signature
My Commission Expires: 7.22.25

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **MADISON MCCARTNEY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MADISON MCCARTNEY**.

Witness my hand and official seal this **19th** day of **April**, **2024**.

Notary Signature
My Commission Expires: 7.22.25

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025