Return to:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd. #100
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1129447 DEEDWARR
05/01/2024 09:33:03 AM 2 pgs
Fees: $13.00 Taxes: $2,188.33

20240501-0031662

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,441.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

2024-04-1678

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph H. Farina and Samantha M. Farina 1718 Arthur Avenue Nashville, TN 37208	NEW OWNER	Map/Parcel 081-11-0-495.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas P. McCaffery and Sydney E. Young, Trustees of The McCaffery/Young Trust dated October 28, 2010**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph H. Farina and Samantha M. Farina, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Northerly 33-1/3 feet of Lot No. 303 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville of record in Plat Book 21, Page 23, 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 Thomas P. McCaffery and Sydney E. Young, trustees of The McCaffery/Young Trust by Warranty Deed from H and B Development Partners, a Tennessee General Partnership of record in Instrument No. 20161209-0129499 Register's Office for Davidson County, Tennessee, dated December 05, 2016 and recorded on December 09, 2016.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1718 Arthur Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, 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.

Effective the 26 day April, 2024.

The McCaffery/Young Trust dated October 28, 2010

By: _____, Trustee
Thomas P. McCaffery, Trustee

By: Sydney E. Young, Trustee
Sydney E. Young, Trustee

STATE OF Virginia
COUNTY OF Alexandria

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Thomas P. McCaffery and Sydney E. Young, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees the McCaffery/Young Trust dated Octobter 28, 2010, the within bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Trustees of the The McCaffery/Young Trust dated October 28, 2010.

Witness my hand, at office, this 26 day of April, 2024

_____
Notary Public

My commission expires: 7-31-2025

CHRISTINA CARTER
Notary Public - Reg. # 007-92-5174
Commonwealth of Virginia
My Commission Expires July 31, 2025