Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $338,450.00.

Affiant

Subscribed and Sworn before me this 30th day of April , 2024.

Notary Public
My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Cynthia MacArthur and Scott MacArthur 3337 Harpeth Springs Drive, Nashville, TN 37221	New Owner	141-06-0D-107-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emy A. Stewart, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cynthia MacArthur and Scott MacArthur, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 107 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Emy A. Stewart, an unmarried woman (now married), by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, dated August 27, 2004, and recorded on September 21, 2004, of record in Instrument No. 20040921-0113609, in the Register's Office of Davidson County, Tennessee.
This property was not used as marital residence and is not subject to any marital rights of the above-described property.

This is [X] improved [ ] unimproved property known as 3337 Harpeth Springs Drive, Nashville, TN 37221 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Karen Johnson Davidson County
Batch# 1129649 DEEDWARR
05/01/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,252.27
20240501-0031934

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 30th day of April , 2024.

Emy A. Stewart

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of April, 2024, before me personally appeared Emy A. Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2024.

Notary Signature
My commission expires: 9/18/27

NICHOLAS S HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/18/2027
COUNTY OF RUTHERFORD

True Copy Certification

I, **Tonya Cherry,** 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 30 day of April, 2024.

Affiant Signature
Date 4/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

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

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