THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347288

Karen Johnson
Batch # 1132337
05/08/2024 10:18:11 AM
Fees: $13.00 Taxes: $1,146.63

Davidson County
DEEDWARR
2 pgs

20240508-0033844

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $309,900.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2024.

Notary Public
My Commission Expires: _____

~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dylan Melgar and Iris Penate 735 Tulip Grove Road, Unit 229 Hermitage TN 37076	New Owner	Tax Parcel ID No. 075-12-0F-068.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Shawn McCord and Deborah McCord, Husband and Wife and Kerry Willis McCord, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dylan Melgar, unmarried, and Iris Penate, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 aka Unit No. 229 on the plan of Tulip Cove Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHAEL SHAWN MCCORD and DEBORAH MCCORD, HUSBAND AND WIFE, and KERRY WILLIS MCCORD, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from KIMBERLY TENNIAL MCCLESKEY, of record in Instrument No. 20200318-0030003, dated March 13, 2020, said Register's Office.

Said property was not the marital residence of Kerry Willis McCord.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 075-12-0F-068.00 CO.

Matters shown on the Plan of record as Instrument No. 20050517-0055768, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20050525-0059119, and amended as Instrument Nos. 20080103-0000699 and 20120521-0043906, said Register's Office.

Grant of Easement of record as Instrument No. 20160301-0019393, said Register's Office.
Rights of others in and to party walls.

This is improved property located at 735 Tulip Grove Road, Unit 229 Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2024.

Michael Shawn McCord

Deborah McCord

Kerry Willis McCord

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Shawn McCord and Deborah McCord, and Kerry Willis McCord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____