WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138422 DEEDWARR
05/22/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20240522-0038223

File #24-TLC-0753B-P

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2024.

_____
Notary Public
MY COMMISSION EXPIRES: _____

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)
Daniel M. Trulli and Matthew A. Heller-Trulli	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**105 06 4B 001.00**
753B Lynwood Avenue	**1036 Stearman Drive, Suite 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**White House, TN 37188**	
(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,

MATTHEW MCCUE AND STEPHANIE MCCUE, HUSBAND AND WIFE,

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

DANIEL M. TRULLI, AN UNMARRIED MAN, AND MATTHEW A. HELLER-TRULLI, A MARRIED MAN, AS TENANTS IN COMMON.,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 753 LYNWOOD AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 753 LYNWOOD AVENUE, a Horizontal Property Regime, of record in Instrument No. 20161229-0136902, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Matthew McCue and Stephanie McCue, husband and wife, by Quitclaim Deed from Matthew McCue and Stephanie Goodwin now known as Stephanie McCue, husband and wife, of record in Instrument No. 20200519-0052007, in the Register's Office of Davidson County, Tennessee, dated May 11, 2020 and recorded on May 19, 2020.

Being the same property conveyed to Matthew McCue and Stephanie Goodwin, husband and wife, by Quitclaim Deed from Matthew McCue, of record in Instrument No. 20191218-0130511, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on December 18, 2019.

Being the same property conveyed to Matthew McCue, by Warranty Deed from Lynwood Row, GP, of record in Instrument No. 20180626-0061639, in the Register's Office of Davidson County, Tennessee, dated June 21, 2018 and recorded on June 26, 2018.

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 HIGHLAND GARDEN PLAN OF LOTS, as recorded in Plat Book 57, Page 118, said Register's Office.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161229-0136902, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **753B Lynwood Avenue, Nashville, TN 37203**.

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 21st day of May, 2024.

Matthew McCue

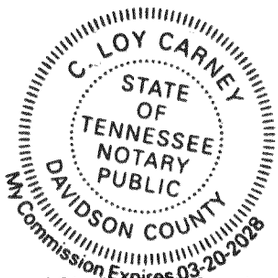
Stephanie McCue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2024, before me personally appeared Matthew McCue, 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 21st day of May, 2024.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2024, before me personally appeared Stephanie McCue, 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 21st day of May, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 21 day of May, 2024.

Tammy Carney

Affiant Signature
Date 5/21/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

