WARRANTY DEED

WHEN RECORDED RETURN TO
Icon Title, LLC
450 St Andrews Dr
Murfreesboro, TN 37128
File No. 12-3435-AJ

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,950.00

Julie Applegate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: February 08, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Lowery Myers	New Owner	188-10-0A-350.00-CO
(NAME)	(NAME)	
741 Goswell Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Maryanne E. Bartello and Eric Michael McCoy, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy Lowery Myers, a married woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 350 on the Plan of Phase 7, Section 1B, Carothers Crossing, as shown by plat of record in Instrument #20200910-0103222, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maryanne E. Bartello and Eric Michael McCoy by deed from Regent Homes, LLC, dated 6-21-21 of record in Instrument #20210622-0084335, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 741 Goswell Drive, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

Karen Johnson Davidson County
Batch# 1139969 DEEDWARR
05/29/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,742.52
20240529-0039591

Witness our hands this 28th day of May, 2024.

Maryanne E. Bartello

Eric Michael McCoy

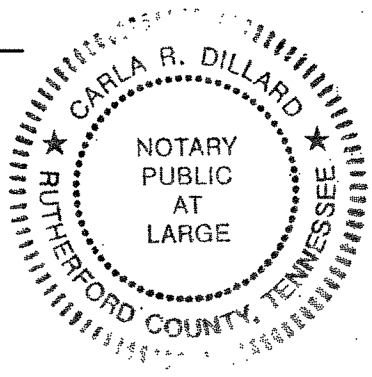
State of Tennessee
County of Rutherford

Personally appeared before me Maryanne E. Bartello and Eric Michael McCoy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2024.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2027

File No.: 3038



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/28/2024.

Affiant Signature — Date: 05/28/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/28/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY