Karen Johnson Davidson County
Batch# 1140012 DEEDWARR
05/29/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240529-0039645

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-TC-0917-A

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)
Angelina Glenn and Cole Thune	MMS Mortgage Services LTD	
(NAME)	(NAME)	
917A Elvira Avenue	38275 Twelve Mile Road #100	**072 06 0T 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Farmington Hills, MI 48331	
(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,

COLIN M. MCCARTHY AND RISA Y. MCCARTHY, HUSBAND AND WIFE,

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

ANGELINA GLENN AND COLE THUNE, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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:

Land in Davidson County, Tennessee, being Unit 917-A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for COTTAGES AT ELVIRA, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150930-0099285 and being shown on Plat attached thereto as Exhibit "B", 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 Colin M. McCarthy and Risa Y. McCarthy, Husband and Wife, by Warranty Deed from Superior Development, LLC, of record in Instrument No. 20160727-0077207, in the Register's Office of Davidson County, Tennessee, dated July 22, 2016, and recorded on July 27, 2016.

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 C. W. WALLER'S SUBDIVISION OF THE JOHN D. ANDERSON HOME PLACE, as recorded in Plat Book 421, Page(s) 35.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150930-0099285.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of JOHN BISHOP as Attorney-in-Fact for COLIN M. MCCARTHY, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___**202405290039643**__, Register's Office for Davidson County, Tennessee.*

*The execution of this instrument is affected by the signature of JOHN BISHOP as Attorney-in-Fact for RISA Y. MCCARTHY, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___**202405290039644**__, Register's Office for Davidson County, Tennessee.*

This is ____ unimproved __X__ improved property known as: 917A Elvira Avenue, Nashville, TN 37216.

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.

Colin M. McCarthy by John Bishop, Attorney-In-Fact

Risa Y. McCarthy by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **COLIN M. MCCARTHY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **COLIN M. MCCARTHY**.

Witness my hand and official seal this **21st** day of **May, 2024**.

Notary Signature
My Commission Expires: 7.22.25

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RISA Y. MCCARTHY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RISA Y. MCCARTHY**.

Witness my hand and official seal this **21st** day of **May, 2024**.

Notary Signature
My Commission Expires: 7.22.25

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 21, 2024**.

Affiant Signature

May 29, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25