WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143251 DEEDWARR
06/05/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.13
20240605-0041883

LR-SC-24-2304B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $924,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew McLaughlin and Ashley McLaughlin	New Owner	
(NAME)	(NAME)	**072-16-2L-002.00-CO**
2304 B Porter Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW MCLAUGHLIN AND ASHLEY MARIE MCLAUGHLIN, HUSBAND AND WIFE,** 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 B on the Plan of Homes at 2304 Porter Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 2304 Porter Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20221011-0111212, as amended in Instrument No. 20230718-0055241, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 2304 Porter Road, shown on Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 2304 Porter Road, of record in Instrument No. 20230718-0055241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Paul E. Jones and Ruby M. Prince as joint tenants by Warranty Deed from Doris Witthuhn an unmarried woman of record in Book 5619, page 161, Register's Office for Davidson County, Tennessee, dated June 30, 1980 and recorded on June 30, 1980.

Being the same property conveyed to Ruby M. Prince by Quitclaim Deed from Paul E. Jones of record in Book 8161, page 295, Register's Office for Davidson County, Tennessee, dated July 23, 1990 and recorded on July 27, 1990.

Being the same property conveyed to Paul E. Jones by Quitclaim Deed from Richard Mcglohn and Martha Sue Mcglohn of record in Instrument No. 20001005-0099124 Register's Office for Davidson County, Tennessee, dated September 22, 2000 and recorded on October 05, 2000.

Ruby M. Price deceased on or about December 20, 1999.

Affidavit of Heirship recorded on October 05, 2000 in Instrument No. 20001005-0099122 and 20001005-0099123.

Being the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty Deed from Paul E. Jones, married of record in Instrument No. 20220421-0046222 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 21, 2022.

Being the same property conveyed to Surburban Cowboys, LLC by Warranty Deed from New Day Homes, LLC of record in Instrument No. 20230414-0027425 Register's Office for Davidson County, Tennessee, dated April 13, 2023 and recorded on April 14, 2023. Scrivener's Affidavit recorded in Instrument No. 20240513-0034983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2024, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 1424, Page 102, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20221011-0111212, as amended in Instrument No. 20230718-0055241, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Restrictions of record in Book 1717, Page 57 and Book 1196, page 641, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20231023-0082937, in the Register's Office for Davidson County, Tennessee.
• The Covenants, Conditions and Restrictions recorded in Instrument No. 20240402-0023132, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2304 B Porter Road, Nashville, Tennessee 37206**.

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 30 DAY OF MAY, 2024.

Suburban Cowboys, LLC

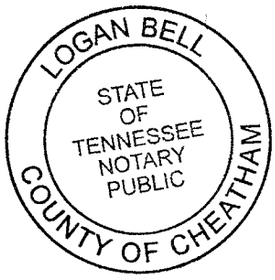
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of May, 2024.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 5/30/24.

Affiant Signature – Joshua A. Terry

6/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/3/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27