WARRANTY DEED

Karen Johnson Davidson County
Batch# 1147307 DEEDWARR
06/14/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20240614-0044703

File #24-TC-917B-COMP

(SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 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)
Zachary Hahn	New Owner	
(NAME)	(NAME)	
917B Elvira Avenue		**072 06 0T 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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

ZACHARY HAHN,

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-B, 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. 20160727-0077197, 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 __202406140044701____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of as Attorney-in-Fact for **RISA Y. MCCARTHY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202406140044702____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **917B 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 13th day of June, 2024.

Colin M. McCarthy by Loy Carney, Attorney In Fact

Colin M. McCarthy by Loy Carney, Attorney-In-Fact

Risa Y. McCarthy by Loy Carney, Attorney In Fact

Risa Y. McCarthy by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Colin M. McCarthy and acknowledged that he executed the same as the free act and deed of the said Colin M. McCarthy.

Witness my hand, at office, this 13th day of June, 2024.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Risa Y. McCarthy and acknowledged that he executed the same as the free act and deed of the said Risa Y. McCarthy.

Witness my hand, at office, this 13th day of June, 2024.

Notary Signature
My commission expires:

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 13, 24 (date of document).

Jennifer L. Pennell

June 13, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

