WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Max Healy Nicole Healy	Highlands Residential Mortgage	066-00-0-055.00
(NAME)	(NAME)	
8336 Cub Creek Road	950 W. Bethany Drive Ste 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Allen TX 75013	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Rosanne Barone, an unmarried woman and Nicole Barone, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Max Healy and Nicole Healy, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, and described according to a survey of S. Hutchinson, made April 27, 1966, as follows:

Beginning at a stake in the center of Cub Creek Road, said stake being North 44 degrees 45 minutes East 354 feet from Heatherly's Southeast corner, same being also the corner of Lot No. 1; thence with the line of said Lot No. 1, North 47 degrees West 371 feet to a stake; thence, North 44 degrees 30 minutes East 354 feet to a stake, corner of Lot No. 3; thence, with the line of said Lot No. 3, South 47 degrees East 373 feet to a stake in the center of said Road; thence, with the center of said Road, South 44 degrees 45 minutes West 354 feet to the beginning, and containing 3 acres, more or less. Being Lot No. 2 on an unrecorded plat containing 3 lots.

Being the same property conveyed to Ted Barone and Jacqueline Clougherty, husband and wife by Warranty Deed from Horace C. Neel and Robert P. Shaffer, married to each other, dated 04/18/2016, of record in Instrument No. 20160729-0078343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Theodore "Ted" Richard Barone by Quitclaim Deed from Jacqueline Renee Clougherty, dated 03/19/2021, of record in Instrument No. 20210223-0022381, Register's Office for Davidson County, Tennessee.

The said Theodore "Ted" Richard Barone died testate on August 5, 2022, devising subject property to Rosanne Barone and Nicole Barone, as evidenced in Docket No. 22P-1664, Probate Court Clerk's Office for Davidson County, Tennessee and Affidavit of Inheritance recorded in Instrument No. 20221007-0110577, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 1149808 DEEDWARR
06/24/2024 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $3,034.00
20240624-0046830

202406240046830

unimproved ☐

This is improved ☒ 8336 Cub Creek Road, Nashville, TN 37209
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 20th day of June, 2024.

Rosanne Barone

State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosanne Barone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of June, 2024.

Notary Public: Katherine Ann Robinson Buchanan
My Commission Expires: 4/15/2026

KATHERINE ANN ROBINSON-BUCHANAN
NOTARY PUBLIC
Comm. # HH 230356
My Comm. Expires
Apr 15, 2026
STATE OF FLORIDA

Nicole Barone

State of ~~Tennessee~~ Florida
County of ~~Williamson~~ Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Barone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of June, 2024.

Notary Public:
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

unimproved ☐

This is improved ☒ 8336 Cub Creek Road, Nashville, TN 37209

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 20th day of June, 2024.

Rosanne Barone

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosanne Barone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of June, 2024.

Notary Public:
My Commission Expires: _____

Nicole Barone

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Barone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of June, 2024.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Certificate of Authenticity

I, Nick Harris, 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 20, 2024.

Affiant Signature

6/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of June, 2024.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY