(2)

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $795,000.00.<br><br>Marsha D. Matthews<br>Affiant<br><br>Subscribed and sworn to before me on July 2, 2024.<br><br>NOTARY PUBLIC<br>My Commission Expires: 6/14/25 |
|---|---|

File #2024-0198

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Karen Johnson
Batch # 1154387
07/08/2024 09:56:37 AM
Fees: $13.00 Taxes: $2,941.50

Davidson County
DEEDWARR
2 pgs

20240708-0050725

THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER(S): | SEND TAX BILL(S) TO: | MAP – PARCEL #: |
|---|---|---|
| Marsha D. Matthews<br>1032 West Greenwood Avenue<br>Nashville, TN 37206 | New Owner(s) | 083-01-0-075.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Courtney Hunter and Lawrence Crane-Moscowitz, a married couple**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Marsha D. Matthews, an unmarried woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled Jones and Bradford's Subd of Land, of record in Plat Book 161, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to COURTNEY HUNTER AND LAWRENCE CRANE-MOSCOWITZ, A MARRIED COUPLE, by Warranty Deed from MARY HEATHER MCGARRY A/K/A HEATHER COLE MCGARRY AND PATRICK D. MCGARRY A/K/A DECLAN MCGARRY, HUSBAND AND WIFE, AND HOLLY B. COLE, AN UNMARRIED PERSON, of record in Instrument No. 20191219-0131232, dated December 16, 2019, said Register's Office.**

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1032 West Greenwood Avenue, Nashville, TN 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE, her 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 hand on July 1, 2024.

**Grantor:** **Grantor:**

**Courtney Hunter, by Lawrence Crane-Moscowitz, Her Attorney-in-Fact** **Lawrence Crane-Moscowitz**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lawrence Crane-Moscowitz, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Courtney Hunter, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Courtney Hunter, the within named bargainor, by the said Lawrence Crane-Moscowitz, as such Attorney-in-Fact.

Witness my hand, at office, this 1st day of July, 2024.

Notary Public

My Commission expires: 6/14/25

Keaton A. Rye STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lawrence Crane-Moscowitz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2024.

Notary Public

My Commission expires: 6/14/25

Keaton A. Rye STATE OF TENNESSEE NOTARY PUBLIC County of Williamson