Karen Johnson Davidson County
Batch# 1155838 DEEDWARR
07/09/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240709-0051509

# WARRANTY DEED

(SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/15/26

File #24-TC-5517-P

**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) |
|---|---|---|
| **Richard Muckle and Anna Genevieve Turner Muckle** | New Owner | |
| (NAME) | (NAME) | **085 04 0A 433.00** |
| **5517 Mulligan Ct.** | | |
| (ADDRESS) | (ADDRESS) | |
| **hermitage, TN 37076** | | |
| (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,

MARTIE COHEN, AN UNMARRIED WOMAN,

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

RICHARD MUCKLE AND ANNA GENEVIEVE TURNER MUCKLE, 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 Lot No. 433, on the Plan of REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20181217-0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Martie Cohen, an unmarried woman, by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust, of record in Instrument No. 20211112-0151025, in the Register's Office of Davidson County, Tennessee, dated November 01, 2021 and recorded on November 12, 2021.

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 REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20181217-0122497.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 1, Planned Unit Development, as recorded in Instrument No. 20180125-0007876.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090310-0021482; as amended in Instrument No. 20090407-0031921 and Instrument No. 20090515-0044929. Amended and Restated recorded in Instrument No. 20090623-0058338 and Instrument No. 20120202-0009628. Supplementary recorded in Instrument No. 20120207-0011118.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170419-0038221.
* 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 ---------- as Attorney-in-Fact for MARTIE COHEN, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for Davidson County, Tennessee.*

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 28th day of June, 2024.

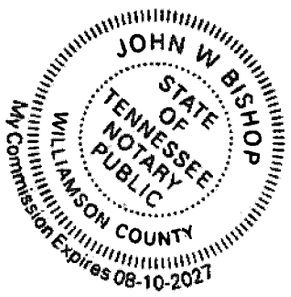
Martie Cohen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2024, before me personally appeared Martie Cohen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2024.

Notary Signature
My commission expires:



# 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 6/24/2024.

Affiant Signature – Joshua A. Terry

7/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/3/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27