Karen Johnson Davidson County
Batch# 1166921 DEEDWARR
08/06/2024 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20240806-0059795

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Heather Kerstee
Affiant

Subscribed and sworn to before me, this the 5th day of August, 2024

Notary Public

My Commission Expires: 7/23/28

(AFFIX SEAL)

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Resa Herndon	NEW OWNER	091-09-0U-002.00 CO
533B Stevenson Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Michael McCarroll, a married man, and Peyton McCarroll, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Resa Herndon, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit 533B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 531 Stevenson Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160810-0083165, 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 Michael McCarroll, an unmarried man and Peyton McCarroll, an unmarried woman, by Quitclaim Deed from Michael McCarroll, an unmarried man, dated 12/14/2021 and recorded 1/5/2022 in Instrument No. 20220105-0001627, as corrected by Affidavit of Correction, dated 2/18/2022 and recorded 3/24/2022 in Instrument No. 20220324-0034155; and being the same property previously conveyed to Michael McCarroll, unmarried man, by Warranty Deed from Elizabeth Laurie and Tyler Laurie, wife and husband, dated 2/14/2020 and recorded 2/25/2020 in Instrument No. 20200225-0020949, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of Michael McCarroll at any time, he warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20160810-0083165; HOA Charter of record in Instrument No. 20170323-0028580; Sanitary Sewer Easement of record in Book 4030, Page 902; plats of record in Plat Book 161,

Page 135 and Instrument No. 20160729-0078243, Register's Office for Davidson County, Tennessee.

This is improved property known as 533B Stevenson Street, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 ____ day of August, 2024

Michael McCarroll

STATE OF TEXAS
COUNTY OF Harris

On this 5th day of August, 2024, before me personally appeared Michael McCarroll, 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 (city) Sugarland, Texas, this 5th day of August, 2024.

Notary Signature
My commission expires: 09-18-2025

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm. Expires 09-18-2025
Notary ID 131283412

Peyton McCarroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2024, before me personally appeared Peyton McCarroll, 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 Nashville, Tennessee, this _____ day of August, 2024.

Notary Signature
My commission expires:

Page 135 and Instrument No. 20160729-0078243, Register's Office for Davidson County, Tennessee.

This is improved property known as 533B Stevenson Street, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 ____ day of August, 2024

_____
Michael McCarroll

STATE OF TEXAS
COUNTY OF_____

On this 5th day of August, 2024, before me personally appeared Michael McCarroll, 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 (city) _____, Texas, this 5th day of August, 2024.

_____
Notary Signature
My commission expires:

_____
Peyton McCarroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2024, before me personally appeared Peyton McCarroll, 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 Nashville, Tennessee, this 5th day of August, 2024.

_____
Notary Signature
My commission expires: 9.21.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 5, 2024**.

Affiant Signature

08/06/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 6, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

