THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848575**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $589,900.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2024. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1183749 DEEDWARR
09/20/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20240920-0072884

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marie Steffie Rosene 720A Skyview Drive Nashville TN 37206	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 083-07-0L-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S. Michael McIntyre and Karen McIntyre, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marie Steffie Rosene, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 720A on the plan of Homes at 720 Skyview Drive, as shown on Exhibit Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 720 Skyview Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140924-0088021, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to S. MICHAEL MCINTYRE and KAREN MCINTYRE, HUSBAND AND WIFE, by deed from KYLE OLIVER DRURY AND BETHANY E. CRABTREE DRURY, HUSBAND AND WIFE, of record in Instrument No. 20190628-0062862, dated June 27, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 083-07-0L-001.00 CO.

Matters shown on the Plan of record in Instrument No. 20140915-0084297, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140924-0088021, said Register's Office.

This is improved property located at 720A Skyview Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2024.

S. Michael McIntyre

Karen McIntyre

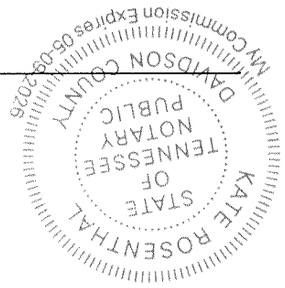
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, S. Michael McIntyre and Karen McIntyre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2024.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of September, 2024.

Affiant Signature
Date 9-19-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028