STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 24-21691

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1184537 DEEDWARR
09/20/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20240920-0073195

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly Worlow and Shawn Worlow (NAME)	New Owner (NAME)	64-9-C-2 CO
208 Commerce St. (STREET ADDRESS)	" (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Spencer R. McCarty and Hope H. McCarty, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Worlow and Shawn Worlow, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit No. 206-B, of the Homes at 206 Commerce Street, a horizontal property regime, with private elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions, and Restrictions for Homes at 206 Commerce Street, a horizontal property regime with private elements, of record at Instrument Number 20180329-0029415, in the Register's Office for Davidson County, Tennessee, together with the Limited Common Elements and Private Elements appurtenant thereto as described in said Declaration. Reference is hereby made to the Plat of Units A & B, Part of Lots 23, 25, 27 & 29, Block "K" of Hadley's Bed City, set forth in Exhibit A of said Declaration for the location of the Units described herein.

Being the same property conveyed to Spencer R. McCarty and Hope H. McCarty, husband and wife by Warranty Deed dated April 17, 2019 from Music City Handymen, LLC, a Tennessee Limited Liability Company, recorded April 25, 2019, in Instrument Number 20190425-0038052, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 208 Commerce St, Old Hickory, TN 37138.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 19th day of September, 2024.

Spencer R. McCarty

Hope H. McCarty

STATE OF TENNESSEE
COUNTY OF WILSON

On this 19th day of September, 2024, before me personally appeared Spencer R. McCarty and Hope H. McCarty, 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 19th day of September, 2024.

Notary Signature
My commission expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **9/19/2024** (date of document).

Affiant Signature

9/19/2024

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **19th** day of **September**, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202409200073195