Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-4696

Karen Johnson Davidson County
Batch# 1191231 DEEDWARR
10/09/2024 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20241009-0078320

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2024

Notary Public

Commission Expires: 3-23-27

Amelia Swanson State of Tennessee Notary Public Williamson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Catherine McCarthy and Peter G. King 804 Marquette Drive Nashville, TN 37205	PennyMac Loan Servicing PO Box 30597 Los Angeles, CA 90030	129-11-0A-804.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Lesli Oliver Wright, Esq., Conservator of Peggy Bow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Catherine McCarthy and Peter G. King, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 107R of a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cloister At St Henry, Phase 1-D of record in Book 6933, Page 927, as amended in Book 7404, Page 766, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376 and Declaration of Covenants, Conditions and Restrictions in Instrument No. 201012280102374 and Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said amended Master Deed in Book 7404, Page 766, in the Register's Office for Davidson County, Tennessee.

LEASEHOLD:
Being the same property conveyed to Peggy W. Bow and Irene West, as tenants in common with right of survivorship by Sublease and Conveyance Deed from Estate of Catherine B. Martin of record in Instrument No. Book 11557, Page 23, in the Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 02, 1999.

AND

FEE SIMPLE:

Being the same property conveyed to Peggy W. Bow and Irene West, As Tenants In Common With Right of Survivorship by Warranty Deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110405-0026169, in the Register's Office for Davidson County, Tennessee.

The said Peggy W. Bow is aka Peggy Bow. The said Irene West aka Ethel Irene West died on or about December 25, 2002, leaving Peggy W. Bow vested as the surviving tenant in common. Reference is made to the Order of Conservatorship and Letters of Conservatorship appointing Lesli Oliver Wright, as the Conservator for Peggy Bow of record in Docket No. 23P29, in the Circuit Court of Davidson County, Tennessee, Probate Division. Reference is further made to the Order Approving Proposed Real Estate Contract granting authority for Lesli Oliver Wright, Esq., to execute all documents necessary to effectuate the transfer of the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 804 Marquette Drive, Nashville, TN 37205

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 so 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. 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.

Dated this the 7th day of October, 2024.

Conservatorship of Peggy Bow

By: Lesli Oliver Wright, Conservator for Peggy Bow
Lesli Oliver Wright, Esq., Conservator

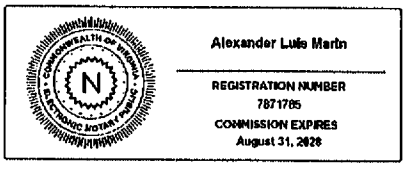
STATE OF Virginia

COUNTY OF Roanoke City

Before me, Alexander Luis Marin, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, Lesli Oliver Wright, Esq., Conservator of Peggy Bow with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing Warranty Deed for the purposes herein set forth.

Witness my hand, at office, this 7th day of October, 2024.

Alexander Luis Marin
Online Notary Public
My commission expires: 08/31/2028



Notarized remotely online using communication technology via Proof.

True Copy Certification

I, Yvette Meldrum, 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 October 9, 2024

Affiant Signature _____

October 9, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of October 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-26

