THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7835-WE	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 394,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2024. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna McGary	Same as New Owner	
106 Rolynn Drive		119-10-0-067.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Wrigleyville Homes 2, LLC., a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna McGary, single**

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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hidden Acres, First Addition of record in Plat Book 2083, Page 32, 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 Christina Clark and Cody Frank Clark, Wife and Husband by Warranty Deed from Marc A. Kunkel and Wife, Peggy A. Kunkel of record in Instrument No. 20170710-0068897 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 10, 2017.

Being the same property conveyed to Wrigleyville Homes 2, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Christina Clark and Cody Frank Clark, Husband and Wife of record in Instrument No. 20170815-0083603 Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on August 15, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **106 Rolynn Drive, Nashville, TN 37210**

Karen Johnson Davidson County
Batch # 1193255 DEEDWARR
10/14/2024 02:42:53 PM 2 pgs
Fees: $13.00 Taxes: $1,457.80
20241014-0079550

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-OR-24-106

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. 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 our hands this the 9 day of Oct., 2024.

Wrigleyville Homes 2, LLC, a Tennessee Limited Liability Company

BY: _____
Cody Clark, Member

BY: _____
Christina Clark, Member

RUBY LEWIS NOTARY PUBLIC STATE OF TEXAS ID# 132464395 EXPIRES 5-5-2028

STATE OF Texas
COUNTY OF Smith

Before me, a Notary Public in and for said State and County, personally appeared Cody Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Wrigleyville Homes2, LLC.,a Tennessee limited liability company,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 9th day of October, 2024.

My Commission expires May 5, 2028

Ruby Lewis
Notary Public

STATE OF Texas
COUNTY OF Smith

Before me, a Notary Public in and for said State and County, personally appeared Christina Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Wrigleyville Homes2, LLC.,a Tennessee limited liability company,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 9th day of October, 2024.

My Commission expires May 5, 2028

Ruby Lewis
Notary Public

RUBY LEWIS NOTARY PUBLIC STATE OF TEXAS ID# 132464395 EXPIRES 5-5-2028