Karen Johnson Davidson County
Batch# 1194563 DEEDWARR
10/17/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20241017-0080359

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948884

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2024.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Muth and Meredith Muth	Union Home Mortgage Corp.	Tax Parcel ID No.
8727 McCrory Lane	2615 Medical Center Parkway	155 00 0 302.00
Nashville TN 37221	Suite 1560	
	Murfreesboro, TN 37129	

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, **Melissa Anne McLarty, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Muth and Meredith Muth, husband and wife**, ("Grantees"), its 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 Lot No. 2, on the plan of FINAL PLAT OF SUBDIVISION OF NATCHEZ HILLS SUBDIVISION, as shown on plat of record in Instrument 20170824-0086987, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Adam Cole McLarty and Melissa Anne McLarty, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20210305-0028818, in the Register's Office of Davidson County, Tennessee, dated March 03, 2021, and recorded on March 05, 2021. Adam Cole McLarty having since died on May 6th, 2024 in Davidson County, Tennessee, leaving Melissa Anne McLarty as the sole tenant by the entirety.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF SUBDIVISION OF NATCHEZ HILLS SUBDIVISION, as recorded in Instrument No. 20170824-0086987.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Instrument No. 20060714-0085053.

Easement for Joint Driveway and Mutual Access & Maintenance, recorded in Instrument No. 20240730-0057584.

This is improved property located at 8727 McCrory Lane Nashville TN 37221

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 15th day of October, 2024.

Melissa Anne McLarty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Anne McLarty, 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 15th day of October, 2024.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 15th day of October, 2024.

Affiant Signature
Date 10/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

