Karen Johnson
Batch # 1197591
10/24/2024 10:39:32 AM
Fees: $13.00 Taxes: $1,280.20
Davidson County
DEEDWARR
2 pgs
20241024-0082674

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

CRT File No. 241049054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $846,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2024.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Kennedy McCarthy 1402 Pillow Street, Unit 201 Nashville TN 37203	New Owner	Tax Parcel ID No. 105-07-4O-203.00 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, **Ciaran M. Considine, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Kennedy McCarthy, unmarried**, ("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. 203, on the Horizontal Property Regime for Segment Condominium, as recorded in the Master Deed of record in Instrument No. 20171113-0116253, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CIARAN M. CONSIDINE, UNMARRIED, by deed from SEGMENT, LLC, A TENNESSEE LIMITED LIABLITY COMPANY, of record in Instrument No. 20190909-0090713, dated September 5, 2019, said Register's Office.

Said property was never the marital residence of Grantor.

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. 105-07-4O-203.00 CO.

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. 20171113-0116253, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20171114-0116965, said Register's Office. Easement granted to ComCast of record in Instrument No. 20190118-0005340, said Register's Office.

This is improved property located at 1402 Pillow Street, Unit 201 Nashville TN 37203

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 23rd day of October, 2024.

Ciaran M. Considine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of October, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026