Karen Johnson Davidson County
Batch# 1198530 DEEDWARR
10/30/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241030-0083317

WARRANTY DEED

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-08-2024

File No. DH-24-7787

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 12-08-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Catherine Chambliss and Hayden Holthaus	Same	
(NAME)	(NAME)	
754 Cottage Park Drive		060-11-0B-021.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I/we, **Joseph Thomas McCarthy and Kelsey Michelle McCarthy, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Catherine Chambliss, an unmarried woman, and Hayden Holthaus, an unmarried man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 21, Cottage Park Horizontal Property Regime as shown of record in Declaration of Covenants, Conditions and Restrictions for Cottage Park Horizontal Property Regime with Private Elements of record in Instrument No. 20151230122006 as amended in Instrument Nos. 201601260007567 and 201609280102452, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property; together with an undivided interest in the general and limited common elements appurtenant to such Unit as set forth therein.

Being the same property conveyed to James McCarthy and wife Catherine M. McCarthy and Joseph Thomas McCarthy, an unmarried man, as joint tenants with rights of survivorship by Warranty Deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20170705-0067440 Register's Office for Davidson County, Tennessee, dated July 03, 2017 and recorded on July 05, 2017.

Being the same property conveyed to Joseph Thomas McCarthy and Kelsey Michelle McCarthy, husband and wife by Quitclaim Deed from James McCarthy and wife Catherine M. McCarthy and Joseph Thomas McCarthy, a married man of record in Instrument No. 20231013-0080197 Register's Office for Davidson County, Tennessee, dated October 05, 2023 and recorded on October 13, 2023.

This is property more commonly known as 754 Cottage Park Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25th day of October, 2024.

Joseph Thomas McCarthy

Kelsey Michelle McCarthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2024, before me personally appeared Joseph Thomas McCarthy and Kelsey Michelle McCarthy, 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 25th day of October, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/28/24.

Date

Affiant's Signature

10/28/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of October, 24.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal



