WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201111 DEEDWARR
11/04/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,107.00
20241104-0085499

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF October, 2024.

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-420

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carlson Grant Mason and MaKayla Mason	Atlantic Union Bank	161 13 0E 001.00
(NAME) 5574 Hill Road	(NAME) 1800 Robert Fulton Dr. Ste 350	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Reston VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **June Michelle McWhorter, Trustee of June Michelle McWhorter Revocable Trust dated November 17, 2016** (the "**Grantor**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Carlson Grant Mason and MaKayla Mason, as joint tenants** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 5574 Hill Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25 day of September, 2024.

GRANTOR:

June Michelle McWhorter Revocable Trust dated November 17, 2016

By: June Michelle McWhorter
June Michelle McWhorter, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVISON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared June Michelle McWhorter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Trustee of Michelle McWhorter, Trustee of June Michelle McWhorter Revocable Trust dated November 17, 2016, a Revocable Trust, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee of the Trust.

WITNESS my hand, at office, this 25 day of September, 2024.



Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit A of 5574 & 5576 HILL ROAD HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 5574 & 5576 HILL ROAD HOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160419-0037857, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5574 & 5576 HILL ROAD HOMES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160419-0037857, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to June Michelle McWhorter, Trustee of the June Michelle McWhorter Revocable Trust, dated November 17, 2016, by Warranty Deed from June Michelle McWhorter, of record in Instrument No. 20210114-0006460, in the Register's Office of Davidson County, Tennessee, dated January 13, 2021 and recorded on January 14, 2021.

Being the same property conveyed to June Michelle McWhorter, by Warranty Deed from Potter Brothers Construction, LLC, of record in Instrument No. 20180524-0049841, in the Register's Office of Davidson County, Tennessee, dated May 22, 2018 and recorded on May 24, 2018.

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 04, 2024

Signature
October 04, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 04, 2024

Megan Crawford
Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY