Karen Johnson Davidson County
Batch# 1221691 DEEDWARR
12/30/2024 01:40:30 PM 7 pgs
Fees: $38.00 Taxes: $40.75
20241230-0101122

File Number 24176505

Please return after recording to:
BCHH
181 Montour Run Road, Coraopolis, PA 15108

Tax ID: 063 08 0 089.00

Mail tax statement to New Property Owner:
Jesse McCarthy
4031 Lafayette Avenue, Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY: Carolyn Dale Attorney at Law* c/o 800 Town and Country Boulevard Suite 500 Houston, TX 77024	WHEN RECORDED RETURN TO: BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills To New Property Owner at: Jesse McCarthy 4031 Lafayette Avenue, Old Hickory, TN 37138	Map & Parcel No. 063 08 0 089.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $1.00 cash in hand paid by Jesse McCarthy, a single man, whose address is 4031 Lafayette Avenue, Old Hickory, TN 37138 ("Grantee(s)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Jesse McCarthy, a single man and Cynthia McCarthy, joined in execution by spouse, Brian McCarthy, whose address is 4031 Lafayette Avenue, Old Hickory, TN 37138 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee(s), Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

BEING LOTS #22 AND #24 OF BLOCK A-2 ON THE MAP OF HADLEY'S BEND CITY OF RECORD AT BOOK 421, PAGE 120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, SAID LOTS FRONTING ON THE WESTERLY SIDE OF LAFAYETTE AND RUNNING BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

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.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of BCHH Inc. ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HADLEY'S BEND CITY, AS RECORDED IN PLAT BOOK 421, PAGE(S) 120.

NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.

SUBJECT TO FOR CURRENT TAXES, AND RESTRICTIONS AND EASEMENTS OF RECORD.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 11/21/2023 at Instrument Number 20231121-0090503 in the Register's Office of Davidson County, Tennessee.

Commonly known as 4031 Lafayette Avenue, Old Hickory, TN 37138. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 1 day of September, 2024.

[Signature Page Follows]

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GRANTOR(S):

Cynthia McCarthy

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Cynthia McCarthy and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1 day of SEP, 2024.

Notary Public

My Commission Expires: 8-28-26

SHOHRE VOSSOUGHI
COMM. #2412037
Notary Public - California
San Mateo County
My Comm. Expires Aug. 28, 2026

NRO1 NRO1

GRANTOR(S):

Jesse McCarthy

ACKNOWLEDGMENT

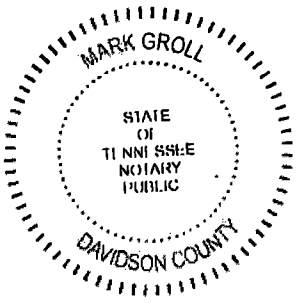
STATE OF TN)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jesse McCarthy and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 3 day of SEPT, 2024.

Notary Public

My Commission Expires: 3/9/27



GRANTOR(S):

Brian McCarthy

ACKNOWLEDGMENT

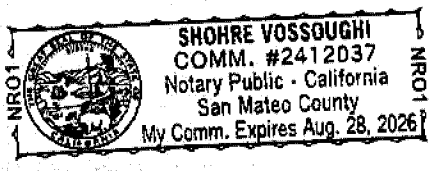
STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Brian McCarthy and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 1 day of SEP, 2024.

Notary Public

My Commission Expires: 8-28-26



OATH OF CONSIDERATION

The actual consideration for this transfer is $1.00. The assessed value is ~~44,050.00~~ 22,025.00

The taxable amount will be based on 1/2 of the assessed value ($11,012.50)

Grantee:

Jesse McCarthy

SUBSCRIBED AND SWORN TO before me this 3 day of SEPT, 2024.

Notary Public
My Commission Expires: 3/4/27

(For Recording Data Only)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

24176505 M Carthy

Tennessee Certification of Electronic Document

I, Rachael Collinsworth, 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 09/03/2024 (date of document).

Affiant Signature

10/21/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 08-23-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JAMES REARDON - Notary Public
Allegheny County
My Commission Expires August 23, 2028
Commission Number 1385997