WARRANTY DEED

Karen Johnson Davidson County
Batch# 1238105 DEEDWARR
02/18/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20250218-0011822

STATE OF Tennessee
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2026
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua J. Fischer Shannon M. McCarthy	New Owners	
(NAME)	(NAME)	070-04-0-004.00
630 W. Nocturne Dr.		
(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, **M & D Nocturne Partners**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua J. Fischer and Shannon M. McCarthy,** husband and wife , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot No. 94 on the Plan of Haynes Heights, Section II of record in Plat Book 2331, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 94 fronts 167.3 feet on the northerly margin of Manila Street and extends back between lines 274.5 feet on the westerly line and 221.7 feet on the easterly line to a dead line in the rear measuring 175 feet thereon.

Being the same property conveyed to M & D Nocturne Partners by Warranty Deed from Chaminade Clinton Stanford, unmarried of record in Instrument No. 20181107-0110474 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 07, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 630 W. Nocturne Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 12th day of February, 2025.

M & D NOCTURNE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

Maria Hall, Authorized Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Maria, Hall , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged herself to be the Authorized Signor of M & D Nocturne Partners, the within named bargainor, a Tennessee General Partnership and that as such officer, executed the foregoing instrument of the Partnership as Authorized Partner.

WITNESS my hand and official seal at office this 12th day of February, 2025

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/12/25.

Affiant Signature – Joshua A. Terry

2/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/14/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27