WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1242971 DEEDWARR
03/05/2025 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,582.60
20250305-0016384

File #25-PA-4710-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $698,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen McClain	**Newrez LLC**	
(NAME)	(NAME)	
4710 B Michigan Avenue	**601 Office Center Drive, Suite 100**	**091-07-4H-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Fort Washington, PA 19034**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SARAH B. SEWELL, A SINGLE PERSON, AND BETH H. SEWELL, A WIDOW,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEPHEN MCCLAIN, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit B of the 4710 MICHIGAN AVENUE TOWNHOMES, as established in a Declaration of Covenants, Conditions and Restrictions for 4710 Michigan Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20170317-0026469, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Billy Sewell and Beth H. Sewell, husband and wife, and Sarah B. Sewell, an unmarried woman, as tenants-in-common with rights of survivorship, by Warranty Deed from Thomas R. Medlin, III, married, of record in Instrument No. 20180308-0021768, in the Register's Office of Davidson County, Tennessee, dated March 05, 2018, and recorded on March 08, 2018. The said Billy Sewell having since died on June 5, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWN OF CLIFTON, as recorded in Plat Book 21, Page(s) 35.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170317-0026469.

*Terms and provisions of the Articles of Incorporation of Inwood Drive LLC, recorded in Instrument No. 20160406-0032942.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **SARAH B. SEWELL** as Attorney-in-Fact for **BETH H. SEWELL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **4710 B Michigan Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 24th day of February, 2025.

Sarah B. Sewell

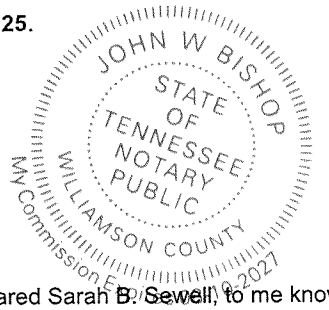
Beth H. Sewell by Sarah B. Sewell Attorney in fact
Beth H. Sewell by Sarah B. Sewell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH B. SEWELL**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BETH H. SEWELL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BETH H. SEWELL**.

Witness my hand and official seal this **24th** day of **February, 2025**.

Notary Signature
My Commission Expires: _____

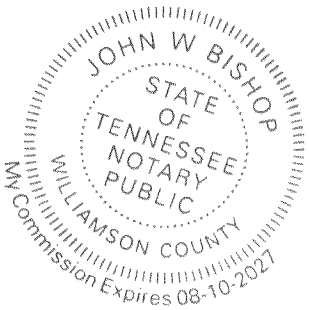


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2025, before me personally appeared Sarah B. Sewell, 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 24th day of February, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Pam Autry,** 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 this the 24 day of February, 2025.

Affiant Signature

Date 2/27/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

