WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267370 DEEDWARR
05/01/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250501-0033737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This area for recording stamp

MST 2025-0450

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Cynthia Jewell Sawyer Morgan	The Turnkey Foundation, Inc., dba Arbor Financial Group	
(NAME)	(NAME)	
1007-A Alice St	1805 East Garry Ave.	070-07D-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Santa Ana, CA 92705-5811	
(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, WE, **Kristie Davis McCarthy, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Jewell Sawyer Morgan, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, 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 1007A, as shown on the plan entitled Declaration of Protective Covenants, Conditions and Restrictions for 1007 Alice Avenue Townhomes, a Townhouse Planned Unit Development, A Horizontal Property Regime with Private Elements, of record in Instrument Number 20161209-0129579, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristie Davis McCarthy, an unmarried woman by Warranty Deed from Think Tank Holdings, LLC of record in Instrument No. 20180412-0034434 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 12, 2018.

Kristie Davis McCarthy and Kristie D. McCarthy are one and the same person.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Declaration establishing a Horizontal Property Regime of 1007 Alice Avenue of record in Instrument Number 20161209-0129579, Register's Office for Davidson County, Tennessee. An easement as contained in Deed of record in Book 7538, Page 734, and re-recorded in Book 7543, Page 223, in the Register's Office for Davidson County, Tennessee.

This property, known as 1007-A Alice St, Nashville, TN 37218
(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/our hand(s) this 28 DAY OF April, 2025.

Kristie Davis McCarthy

STATE OF ~~Georgia~~,
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kristie Davis McCarthy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 2025.

Notary Public

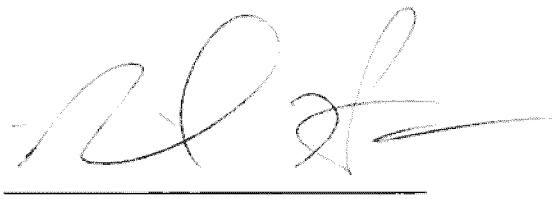
My commission expires: 02/06/27

(SEAL)

DAPHNE TREVATHAN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
FEBRUARY 6, 2027
DeKALB COUNTY, GEORGIA

Certificate of Authenticity

I, Nick Harris, 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 **April 29, 2025**.



Affiant Signature

4/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29** day of **April**, 20 **25**



Notary's Signature

My Commission Expires: 3/9/27

Date

