Karen Johnson Davidson County
Batch# 1294508 DEEDWARR
07/08/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250708-0053447

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of July, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joint Revocable Trust Created by Barry Gerard McCarthy and Kathy-Lee McCarthy U/A DTD 12/3/2020	SAME AS NEW OWNER	085-12-0A-047-00
(NAME)	(NAME)	
464 Bells Ferry Road NE		
(ADDRESS)	(ADDRESS)	
Rome, GA 30161		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lawrence Patrick McCarthy, Executor for The Estate of Rose Irene McCarthy,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Barry Gerard McCarthy, Co-Trustee and Kathy-Lee McCarthy, Co-Trustee of the Joint Revocable Trust Created by Barry Gerard McCarthy and Kathy-Lee McCarthy U/A DTD 12/3/2020**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two, of record in Book 9700, page 689, 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 Lawrence McCarthy and R. Irene McCarthy, husband and wife by Warranty Deed from Victor M. Bradley and Regina G. Bradley, husband and wife of record as Instrument No. 20071119-0135142 in the Register's Office for Davidson County, Tennessee, dated November 15, 2007 and recorded on November 19, 2007.

Lawrence McCarthy having died testate on March 7, 2014, leaving R. Irene McCarthy as the surviving tenant by entirety. Probate Case No. 14P-520 for the Estate of Lawrence McCarthy is filed in Davidson County, Tennessee Probate Court. Rose Irene McCarthy, having died testate on February 11, 2025. Probate Case No. 25P641 for the Estate of Rose Irene McCarthy is filed in Davidson County, Tennessee Probate Court.

This property is __unimproved _X_improved property known as: 3225 River Walk Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of July, 2025.

The Estate of Rose Irene McCarthy

BY: _____ Executor
Lawerence Patrick McCarthy, Executor

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILSON~~ Flagler

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence Patrick McCarthy, Executor for The Estate of Rose Irene McCarthy, the herein bargainor, 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, this the 3rd day of July, 2025.

_____
Notary Public Nancy W. Schrecongost
My Commission Expires: 11.7.27

NANCY W. SCHRECONGOST
Notary Public - State of Florida
Commission # HH 441671
My Comm. Expires Nov 7, 2027
Bonded through National Notary Assn.

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/3/25.

Celia Stewart Rouse
Affiant Signature

7/3/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of July, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY