WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298145 DEEDWARR
07/16/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20250716-0056114

STATE OF TENNESSEE, COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $339,900.00.

Affiant

Subscribed and sworn to me on July 15, 2025.

NOTARY PUBLIC

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(J. Walker Lewis, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #78839

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Garrett Brooks and Emily Brooks 8324 Lenox Creekside Dr Antioch, TN 37013	NEW OWNER	181-2-A-011.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MITZI KAY MCCARTHY GREENE AND LINDA KAY T. MCCARTHY, TRUSTEES OF THE SURVIVORS TRUST U/A THE MCCARTHY REVOCABLE TRUST DATED OCTOBER 25, 2013 AND AS AMENDED AND RESTATED ON JULY 1, 2025,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **GARRETT BROOKS AND EMILY BROOKS, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to William E. McCarthy and Kay T. McCarthy, Trustees of the McCarthy Base Trust Created Under the McCarthy Revocable Trust Dated October 25, 2013, by Warranty Deed from Ryan Cheng, an unmarried man, of record as Instrument No. 20231019-0082021 in the Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 19, 2023. William E. McCarthy having since died on June 4, 2025 thus creating the Survivors Trust U/A The McCarthy Revocable Trust Dated October 25, 2012 and as amended and restated on July 1, 2025.

The conveyance of the above-described parcel of land is subject to the following: (i) 2025 property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record.

BEING ☐ **unimproved** ☒ **improved property known as:**

8224 Lenox Creekside Drive, Antioch, TN 37013

(House Number) (Street) (City or Town) (State) (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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 15 day of July, 2025.

Survivors Trust U/A The McCarthy Revocable Trust Dated October 25, 2013 and as amended and restated on July 1, 2025

BY: Mitzi Kay McCarthy Greene
Mitzi Kay McCarthy Greene, Co-Trustee

BY: Linda Kay T. McCarthy
Linda Kay T. McCarthy, Co-Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Mitzi Kay McCarthy Greene and Linda K. T. McCarthy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as Co-Trustees for the Survivors Trust U/A The McCarthy Revocable Trust Dated October 25, 2013 and as amended and restated on July 1, 2025, having authority as to so act, as Co-Trustees for the Survivors Trust U/A The McCarthy Revocable Trust Dated October 25, 2013 and as amended and restated on July 1, 2025.

Witness my hand and official seal, this 15 day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 15, 2025.

J. Carlton Drumwright

July 15, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 15, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY