Name and Address of New Owner:
Meagan Briana Curran and Mitchell Curran
2065 Traemoor Village Drive
Nashville, TN 37209

Send Tax Bills To:
Meagan Briana Curran and Mitchell Curran
2065 Traemoor Village Drive
Nashville, TN 37209

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1315442 DEEDWARR
08/27/2025 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,721.61
20250827-0068698

Map & Parcel No: 114-07-0A-023.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Caitlin M. Bass, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Meagan Briana Curran and Mitchell Curran, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 23 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caitlin M. Bass, unmarried woman, and Scott Bass, individual, as tenants in common with right of survivorship by Warranty Deed from Jacques J. Shaninger, and wife Joyce E. Shaninger of record in Instrument No. 20180430-0040423 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 30, 2018.

Being the same property conveyed to Caitlin M. Bass by Quit Claim Deed from Scott Bass of record in Instrument No. 20220719-0082288 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on July 19, 2022.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2025.

_____(SEAL)
Caitlin M. Bass

STATE OF TENNESSEE
COUNTY OF Dickson

On this 26th day of August, 2025, before me personally appeared Caitlin M. Bass, 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 26th day of August, 2025.

_____
Notary Signature
My commission expires: 02/23/2028



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 26th day of August, 2025.

Notary Signature
My commission expires: June 16, 2027



Tennessee Certificate of Authenticity

I, Rachel Brown, 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 August 26, 2025.

Rachel Brown

Affiant Signature

8-26-25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of August, 2025.

Kellie H. Moss

Notary's Signature

My Commission Expires: May 20, 2029

Notary's Seal

