WARRANTY DEED

Karen Johnson Davidson County
Batch # 1330866 DEEDWARR
10/06/2025 01:59:19 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50

20251006-0079611

G-ORE-25-1647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-09-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matt Jonathan Lee McCartney	**Same as New Owner**	
(NAME)	(NAME)	**091-03-0B-013.00-CO**
1203 Walsh Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **MELISSA KING AND JAYSON FREDRICK KING, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATT JONATHAN LEE MCCARTNEY,** 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:

Land in Davidson County, Tennessee, being Unit No. 13 of Silo Bend Homes, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cody Taylor, an unmarried man by Warranty Deed from Silo Bend Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200421-0041763 Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 21, 2020.

Being the same property conveyed to Melissa King and Jayson Fredrick King, wife and husband by Warranty Deed from Cody Taylor, a married man of record in Instrument No. 20240912-0070374 Register's Office for Davidson County, Tennessee, dated September 10, 2024 and recorded on September 12, 2024.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180709-0066260 and amended in Instrument No. 20180814-0080169, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, Supplemental Declaration of record at Instrument No. 20190611-0056002, Amended at Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180711-0067119 and Instrument No. 20180604-0053365, in the Register's Office for Davidson County, Tennessee.
- NES Easement of record in Instrument Number 20190308-0021265, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633 and Instrument No. 20170505-0044727, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam project of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
- Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company of record in Book 3804, Page 55, in the Register's Office for Davidson County, Tennessee.
- Waterline easement contained of record in Book 2925, Page 234, in the Register's Office for Davidson County, Tennessee.

- Easement for ingress/egress to Pan American Petroleum Company as evidenced in the Deed of of record in Book 972, Page 393, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218, in the Register's Office for Davidson County, Tennessee.
- Easement for switch track as evidenced in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171211-0125932, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180502-0041506, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180518-0047890, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180719-0070539, in the Register's Office for Davidson County, Tennessee.
- Assignment of Easement Rights of record in Instrument Number 20130204-0011240, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
- Easement for Roadway of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1647 54th Ave N, Nashville, Tennessee 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 2nd DAY OF OCTOBER, 2025.

Melissa King

Melissa King

Jayson Fredrick King

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 2nd of October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 2nd of October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Christy W. Ivey, 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 October 2, 2025.

Date

Affiant Signature

October 2, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of October, 2025.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

