26-5316

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1380671 DEEDWARR
02/13/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260213-0011656

File #26-DW-2816-C

(SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES: 11-20-2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kendrick Pratt	Castle & Cooke Mtg. LLC	
(NAME)	(NAME)	
2816 Bronte Avenue	13751 South Wadsworth Ste. 101	**072 10 0 174.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Draper, UT 84020	
(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,

COLIN M. MCCARTHY AND RISA Y. MCCARTHY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KENDRICK PRATT, A SINGLE WOMAN

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 Lot No. 12 on the Plan of MAP OF PART OF THE SUBDIVISION OF THE E.B. RUCKER LAND ON BRONTE AVENUE of record in Plat Book 1130, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Colin M. McCarthy and Risa Y. McCarthy, Husband and Wife, by Warranty Deed from Randall M. Trent and Kathi B. Trent, Husband and Wife, of record in Instrument No. 20160419-0037453, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016, and recorded on April 19, 2016.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF PART OF THE SUBDIVISION OF THE E.B. RUCKER LAND ON BRONTE AVENUE, as recorded in Plat Book 1130, Page(s) 20.
* Easement recorded in Instrument No. 20120228-0017172.
* Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **COLIN M. MCCARTHY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202602130011654 , Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RISA Y. MCCARTHY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202602130011655 , Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 2816 Bronte Ave, Nashville, TN 37216.

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 23rd day of January, 2026.

Colin McCarthy by ____, his attorney in Fact
Colin M. McCarthy by John Bishop, his Attorney-In-Fact

Risa Y. McCarthy by ____, her attorney in Fact
Risa Y. McCarthy by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **COLIN M. MCCARTHY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **COLIN M. MCCARTHY**.

Witness my hand and official seal this **23rd** day of **January, 2026**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RISA Y. MCCARTHY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RISA Y. MCCARTHY**.

Witness my hand and official seal this **23rd** day of **January, 2026**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 1-23-26 (date of document).

Affiant Signature

2-11-2026
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 11 day of Feb, 2026.

Notary's Signature

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: 11-20-2029