WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392713 DEEDWARR
03/13/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260313-0020275

File #26-TL-1033-O

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES:

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)
Katherine Ferrarone	**New Owner**	
(NAME)	(NAME)	**188 10 0A 378.00**
1033 Milson Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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,

JOHN MCCOWN AND BRITNEY MARIE MONROE MCCOWN, HUSBAND AND WIFE,

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

KATHERINE FERRARONE, AN UNMARRIED PERSON,

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. 378 on the Plan of PHASE 7, SECTION 1C CAROTHERS CROSSING, of record in Plat at Instrument No. 20210120-0008752, 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 John McCown, an unmarried man and Britney Monroe an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220425-0047424, in the Register's Office of Davidson County, Tennessee, dated April 22, 2022 and recorded on April 25, 2022. The said John McCown and Britney Monroe having since married, the said Britney Monroe is now known as Britney Marie Monroe McCown.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 7, SECTION 1C CAROTHERS CROSSING, as recorded in Instrument No. 20210120-0008752.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CAROTHERS CROSSING of record in Instrument No. 20070627-0076581; as amended in Instrument No's. 20080515-0049893 and 20180125-0008094; Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, as amended in Instrument No's. 20080515-0049892, 20171002-0100689, as corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697, and further Supplemented in Instrument No. 20210625-0086747.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Storm Water Facilities and Systems recorded in Instrument No. 20190508-0043213.
* Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20170302-0020826.
* Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances as set forth in instrument recorded in Instrument No. 20170321-0027273.
* Charter of Carothers Crossing Neighborhood Association, Inc Recorded in Instrument No 20070307-0027908.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1033 Milson Lane, Nolensville, TN 37135**.

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 12th day of March, 2026.

John McCown

Britney Marie Monroe McCown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2026, before me personally appeared John McCown, 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 12th day of March, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2026, before me personally appeared Britney Marie Monroe McCown, 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 12th day of March, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 12 day of March, 2026.

Affiant Signature

Date 3.12.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

