Karen Johnson Davidson County Batch# 1398571 DEEDWARR 03/27/2026 12:11:30 PM 3 pgs Fees: $18.00 Taxes: $1,572.50 20260327-0024480 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2026. Notary Public My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle Dong	**New Owner**	**161-10-0A-019.00CO**
5436 Village Way		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joshua Wesley McGarrity, an unmarried man,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Dong, an unmarried woman,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 38 on the Plan of Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, 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 all of the property conveyed to Joshua Wesley McGarrity, unmarried, by deed from Jared Logan Egli and Anastasia Lee Egli, husband and wife, of record in Instrument No. 20221003-0108698, dated September 30, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the GRANTEE.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 613, Register's Office for Davidson, Tennessee.
c. TVA Line Easement of record in Book 2335, Page 221, Book 2338, Page 222, Book 2338, Page 226 and Book 5753, Page 913, in the Register's Office for Davidson County, Tennessee.
d. Sanitary Sewer Easement of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.
e. Quitclaim Deed of common areas to Homeowners Association of record in Book 9718, Page 624, in the Register's Office for Davidson County, Tennessee.
f. Charter for Homeowners Association of record in Book 6158, Page 352, amended in Instrument No. 20000606-0056067, in the Register's Office for Davidson County, Tennessee.
g. Restrictive covenants contained in an instrument of record in Book 6143, Page 11, amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, Book 8507, Page 831, Register's Office for Davidson County, Tennessee.
h. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.

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k. The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
l. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 5436 Village Way, Nashville, TN 37211.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 26 day of March, 2026.

Joshua Wesley McGarrity

STATE OF Florida
COUNTY OF Pinellas

[X] By means of physical presence
or
[ ] online notarization

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joshua Wesley McGarrity, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of March, 2026.

Type of identification produced: ID

Notary Signature

My commission expires: 8/26/2027

MARCELA CARLOS
Notary Public - State of Florida
Commission # HH 392524
My Comm. Expires Aug 26, 2027
Bonded through National Notary Assn.

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-125**

Certificate of Authenticity

I, Ryan Lux, 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 **March 26, 2026**.

Date

Affiant Signature

3/26/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029