WARRANTY DEED

Karen Johnson
Batch # 1415211
05/04/2026 11:07:33 AM
Fees: $13.00 Taxes: $1,776.00

Davidson County
DEEDWARR
2 pgs

20260504-0039445

File #26-TC-0518-C

(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April 2026.

Notary Public
MY COMMISSION EXPIRES: 1-22-29

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SMC-26-518

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)
Justin P. Barr and Corinne E. Wolowicz (NAME)	Better Mortgage Corporation (NAME)	
518 Adamwood Drive (ADDRESS)	1 World Trade Center, 80th Flr. (ADDRESS)	**147 10 0 199.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	New York, NY 10007 (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,

MACKENZIE E. DOOLEY AND JOHN PATRICK DOOLEY, III, WIFE AND HUSBAND,

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

JUSTIN P. BARR, AND CORINNE E. WOLOWICZ, a married couple

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. 13 on the Plan of SECTION TWO, PARKVIEW ESTATES of record in Plat Book 3700, Page 87, and Amendment recorded in Book 9871, Page 520 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 Mackenzie E. Johnson, a single person and John Patrick Dooley, III, a single person, as tenants in common with rights of survivorship, by Warranty Deed from Bruce Sweetman and wife, Carmen A. Sweetman, of record in Instrument No. 20200803-0085380, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020, and recorded on August 03, 2020. Mackenzie E. Johnson and John Patrick Dooley, III have since married. Mackenzie E. Johnson is nka Mackenzie E. Dooley.

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 SECTION TWO, PARKVIEW ESTATES, as recorded in Plat Book 3700, Page(s) 87 and Amendment recorded in Book 9871, Page 520.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4094, Page 686 and Book 4355, Page 218 as Amended in Book 4465, Page 117.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **518 Adamwood Drive, 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(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 30th day of April, 2026.

Mackenzie E. Dooley

John Patrick Dooley, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Mackenzie E. Dooley, 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 30th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared John Patrick Dooley, III, 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 30th day of April, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028