Karen Johnson Davidson County
Batch # 1432810 DEEDWARR
06/11/2026 02:30:21 PM 2 pgs
Fees: $13.00 Taxes: $1,561.40
20260611-0053160

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64480
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Madison Paige McLaughlin Sean Michael Mulcahy 7148 Commonwealth Circle Nashville, TN 37221	First Horizon Bank 165 Madison Avenue Memphis, TN 38103

TAX MAP PARCEL NUMBERS: 126150B25500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$422,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip Doise, unmarried man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madison Paige McLaughlin and Sean Michael Mulcahy, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Lexington Point Subdivision, Section Three, of record in Inst. No. 20020116-0006331, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Phillip Doise by Warranty deed from Judy K. Long dated May 29, 2024 and recorded on June 13, 2024, of record in Inst. No. 20240613-0044356, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20020116-0006331said Register's Office, which Plan shows building setback lines and easements, to which Plan reference is made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20001018-0103445, Inst. No. 20020219-0021061, By Laws in Inst. No. 20150220-00147706, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Lexington Point Homeowners Association of record in Inst. No. 20001020-0104424, said Register's Office.

This is improved property, known as 7148 Commonwealth Circle, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2026.

Phillip Doise

State of Tennessee

County of Davidson

On this 10th day of June, 2026, before me the undersigned authority, personally appeared Phillip Doise, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $422,000.00.

Affiant

Sworn and subscribed before me this 10 day of June, 2026.

Notary

My Commission Expires: _____

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026