WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435791 DEEDWARR
06/18/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20260618-0055378

File #26-DW-0095-C

(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 $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 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)
Bryan Mooney	**Princeton Mortgage Corporation**	
(NAME)	(NAME)	**072 15 0R 002.00**
95 McKennell Drive	**439 Grand Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Ewing, NJ 08628**	
(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,

CHRISTOPHER DOUGHTY, AN UNMARRIED PERSON, AND COURTNEY LOCKE, AN UNMARRIED PERSON,

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

BRYAN MOONEY, A SINGLE 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1435 PORTER ROAD, a horizontal property regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1435 PORTER ROAD, a horizontal property regime, of record in Instrument Number 20150805-0078128, in the register's office for Davidson County, Tennessee, and with said unit being depicted on exhibit "B" to said Declaration; TOGETHER WITH a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christopher Doughty and Courtney Locke, husband and wife, by Warranty Deed from Hannah Mcleod n/k/a Hannah McLeod Parks, married, of record in Instrument No. 20220509-0053004, in the Register's Office of Davidson County, Tennessee, dated May 06, 2022 and recorded on May 09, 2022. The said Christopher Doughty and Courtney Locke having since divorced per Final Decree of record in Case No. 23D488, in the Circuit Court for Davidson County, Tennessee.

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 PORTER PLACE, as recorded in Instrument No. 20080326-0030485.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150805-0078128.
* Charter for Homes at 1435 Porter Road HOA, Inc., recorded in Instrument No. 20150806-0078352.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **95 McKennell Drive, Nashville, TN 37206**.

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 17th day of June, 2026.

Christopher Doughty

Courtney Locke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2026, before me personally appeared Christopher Doughty, 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 17th day of June, 2026.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2026, before me personally appeared Courtney Locke, 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 17th day of June, 2026.

Notary Signature
My commission expires:

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

True Copy Certification

I, **Denise Woods,** 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 17 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-17-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

