Karen Johnson Davidson County
Batch# 1447749 DEEDWARR
07/15/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260715-0064140

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654812** CHRISTIAN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2026. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Mitchell Carey McCord and Elizabeth Grace McCord 900 Dove Ridge Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 06 0A 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew McCarron, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Carey McCord and Elizabeth Grace McCord, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the FINAL PLAT OF SECTION SIX, POPLAR RIDGE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, Page 571, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Andrew McCarron, an unmarried man, by Quitclaim Deed from Andrew McCarron, an unmarried man, and Anna Clayton-McCarron, an unmarried woman, as joint tenants with right of survivorship, of record in Instrument No. 20250912-0073008, in the Register's Office of Davidson County, Tennessee, dated August 28, 2025 and recorded on September 12, 2025.

Being the same property conveyed to Andrew McCarron, an unmarried man and Anna Clayton-McCarron, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Christopher Leard Clark and Cheryl Clark, husband and wife, of record in Instrument No. 20221222-0132315, in the Register's Office of Davidson County, Tennessee, dated December 19, 2022 and recorded on December 22, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, POPLAR RIDGE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 9700, Page(s) 571.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8113, Page 105, as amended in Book 10322, Page 76, Book 10370, Page 333 and Book 10948, Page 482.

Charter for Poplar Ridge Homeowners' Association recorded as Book 8232, Page 501.

By Laws for Poplar Ridge Homeowners' Association recorded as Book 8113, Page 116.

This is improved property located at 900 Dove Ridge Circle Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2026.

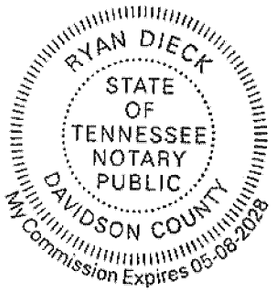
Andrew McCarron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew McCarron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2026.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Leslie Hayes, 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 **7/14/2026**.

Date

Affiant Signature

7/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **July**, 20**26**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)