Karen Johnson Davidson County
Batch# 1476636 DEEDWARR
09/23/2026 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260923-0088223

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF SEPTEMBER, 2026

Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew O' Brien	LEGACY HOME LOANS	
(NAME)	(NAME)	083-13-0-130.00
309 S 11th St	408 HIGHWAY 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	WHITEHOUSE TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER MCCARTY AND MICHAEL MCCARTY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW O' BRIEN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land located in the City of Nashville, Davidson County, Tennessee, to-wit:

A House and lot located at No. 309 South 11th Street, Nashville, Tennessee, being Parts of Lots 129, 130, 131 and 132 of East Edgefield Addition, recorded in Plat Book 21, Page 147 facing 50 feet on the East side of South 11th Street and running back 185 feet on the South side of Lillian Street to a dead line.
Being the same property conveyed to Michael McCarty and Jennifer McCarty, husband and wife by Warranty Deed from Michelle M. Keen, unmarried of record in Instrument No. 20200921-0107792 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 21, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 309 S 11th St, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs

JS2026-1160

GRANTEES 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 GRANTEES, 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 hand this 15 day of September, 2026

JENNIFER MCCARTY

MICHAEL MCCARTY

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer McCarty and Michael McCarty, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of September, 2026

Commission expires:
1-6-2030

Notary Public Ilena Dunlop

ILENA DUNLOP
Notary Public - State of Florida
Commission # HH 746962
My Comm. Expires Jan 6, 2030
Bonded through National Notary Assn.

By Physical Presence

JS2026-1160

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 17, 2026

Affiant Signature

23rd day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028