Karen Johnson Davidson County
Batch# 1481060 DEEDWARR
10/07/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20261007-0092064

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $1,250,000.00-.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this the 1st day of October, 2026

Notary Public
My Commission Expires: 11.5.29

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Amanda Harrington 2304B Porter Road, Nashville, TN 37206	NEW OWNER	072 16 2L 002.00

KNOW ALL MEN BY THESE PRESENTS that **Matthew McLaughlin and Ashley McLaughlin, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Amanda Harrington**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 2304 Porter Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 2304 Porter Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20221011-0111212, as amended in Instrument No. 20230718-0055241, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 2304 Porter Road, shown on Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 2304 Porter Road, of record in Instrument No. 20230718-0055241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Matthew Mclaughlin and Ashley Marie Mclaughlin, husband and wife by Deed dated May 30, 2024 from Suburban Cowboys, LLC, A Tennessee Limited Liability Company, recorded June 5, 2024, in Instrument Number 20240605-0041883, in the Official Records of Davidson County, Tennessee.

This is improved property having a physical address of: 2304B Porter Road, Nashville, TN 37206

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of October, 2026

Matthew McLaughlin

Ashley McLaughlin

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ Cook

On this 1st day of October, 2026, before me personally appeared Matthew McLaughlin and Ashley McLaughlin , 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 1st day of October, 2026.

Notary Signature
My commission expires: 9/10/2029

OFFICIAL SEAL
SYLVESTER JACKSON
Notary Public, State of Illinois
Commission No. 1016956
My Commission Expires
September 10, 2029

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/01/24 (date of document).

Connie Taylor
Affiant Signature

10/01/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of Oct., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY