Name and Address of New Owner:
GardWill LLC
208 Key Court
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 105-05-0-063.00

Karen Johnson Davidson County
Batch# 685132 DEEDWARR
07/28/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210728-0101488

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark H. McCann, Jr., Trustee of the Mark H. McCann, Sr. and Quinetta E. McCann Trust Agreement u/a/d April 7, 1995**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **GardWill LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the Northerly 51 feet of the Easterly 159.47 feet of Lot No. 65 in O. B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, and described according to a copy of a survey thereof by Wm. Collier Parrish, Associates, Civil Engineers, dated July 16, 1956, as follows:

Beginning on the Westerly margin of 15th Avenue South, formerly Washington Street, on a line between Lots No. 61 and 65; thence with said line, Westerly 159.47 feet (158.6 feet F. M.); thence Southerly parallel with said Avenue, 51 feet; thence Easterly parallel with the first line, 159.47 feet (F. M. 159.3 feet) to the Westerly margin of said Avenue; thence with the Westerly margin of said Avenue, Northerly 51 feet to the beginning.

Being the same property conveyed to Mark Hanna McCann and wife, Quinetta E. McCann by Warranty deed from Realty Brokerage, Inc. of record in Book 2646, page 245, Register's Office for Davidson County, Tennessee, dated May 07, 1957 and recorded on May 09, 1957.

Quinetta E. McCann died on November 20, 2011, leaving Mark Hanna McCann as the surviving tenant by the entirety. The said Mark Hanna McCann died on January 10, 2020 and his estate is being probated in the Chancery Court for Davidson County, Tennessee, under Docket 20P195.

Being the same property conveyed to The Mark H. McCann, Sr. and Quinetta E. McCann Revocable Living Trust, by Quitclaim Deed from Mark H. McCann, Sr., aka Mark Hanna McCann and Quinetta E. McCann, of record in Book 9641, page 250, Register's Office for Davidson County, Tennessee, dated April 7, 1995 and recorded on April 10, 1995. (Value or consideration shown in aforementioned deed $0.00.)

Revocation of the Mark H. McCann, Sr. and Quinetta E. McCann Revocable Living Trust dated January 15, 2012 and recorded January 17, 2012 in Instrument No. 20120117-0004377, Register's Office, Davidson County, Tennessee.

Commonly known as 1715 Fifteenth Avenue South, Nashville, TN 37212

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 26nd day of July, 2021.

Mark H. McCann, Sr. and Quinetta E. McCann Trust Agreement u/a/d April 7, 1995

By: _____ TRUSTEE
Mark H. McCann, Sr., Trustee

State of ~~Tennessee~~ VS. FLORIDA
County of ~~Davidson~~ CTY. PALM BEACH.

Before me, VLADIMIR GONZALEZ of the state and county mentioned, personally appeared ~~Kyna Mitchell, Trustee~~ VS. MARK H. McCANN, JR TRUSTEE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of Mark H Sr and Quinetta E McCann Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness ~~my hand~~, at office, this 26nd day of July, 2021.

_____ VLADIMIR GONZALEZ
Notary's Signature
My commission expires: FEB 24, 2024

Vladimir Gonzalez
Comm.# GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 22nd day of July, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-1751

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

202107280101488

Tennessee Certification of Electronic Document

I, Steven D. Isser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 July 27, 2021 (date of document).

Affiant Signature

7-27-2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of July, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON