THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221243158**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 Affiant Subscribed and sworn to before me, this 16th day of December, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 954417 DEEDWARR
12/22/2022 10:30:09 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20221222-0132071

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Pendergrast 1009 S Clubhouse Court Franklin, TN 37067	New Owner	Tax Parcel ID No. 081 03 0 324.00

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, **Graham McGill,** _____ ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Pendergrast, a single man**, ("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. 4 on the Map of Riverview Gardens, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

Said, Lot No. 4 fronts 50 feet on the Westerly margin of 14th Avenue North and extends back between lines 123.3 feet on the Northerly line and 136.6 feet on the Southerly line to a dead line in the rear on which it measures 51.7 feet.

Being the same property conveyed to Graham McGill, by Executor's Quitclaim Deed from Eura Patterson, The Executrix of the Estate of Lewis Hardin McGill, of record in Instrument No. 20221025-0115485, in the Register's Office of Davidson County, Tennessee, dated October 24, 2022, and recorded on October 25, 2022.

Being the same property conveyed to Lewis H. McGill, a single person, by Special Warranty Deed from Administrator of Veterans' Affairs, an Officer of the United States of America, of record in Book 4381, Page 558, in the Register's Office of Davidson County, Tennessee, dated November 14, 1969, and recorded on November 21, 1969. The said Lewis H. McGill is died on January 25, 2021 as shown in the Probate Court for Davidson County, Tennessee, in Docket No. 22P434.

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.

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 Riverview Gardens, as recorded in Book 3600, Page 46.
Covenants, Conditions and Restrictions as set forth in Riverview Gardens Restrictive Covenants recorded in Book 3708, Page 89.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2409 14th Avenue North Nashville TN 37208

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 16th day of December, 2022.

Graham McGill

Graham McGill

STATE OF TENNESSEE)
COUNTY OF OBION)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Graham McGill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2022.

Notary Public
My Commission Expires: _____

RICHARD MADISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023