Karen Johnson Davidson County
Batch# 989790 DEEDWARR
04/10/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,449.40
20230410-0025611

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

07-NSH23-05581

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lori Adamson 402 A Saint Francis Ave Nashville, TN 37205	New Owner 402A SAINT FRANCIS AVE NASHVILLE, TN 37205	104 01 0M 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Morgan K. McBride, a married woman and Pamela S. McBride, an unmarried woman, As Tenants In Common With The Right Of Survivorship**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lori M. Adamson, Sole Ownership**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, Being Unit C, as Shown in Declaration of Covenants. Conditions and Restrictions for St. Francis Townhomes of Record in Instrument Number 20130603-0055458, In the Register's Office for Davidson County, Tennessee, to Which Plan Reference is hereby made for a more Complete Description of the Property.

Being the same property conveyed to Morgan K. McBride, Unmarried and Pamela S. McBride and Michael W. McBride, Wife and Husband; All As Tenants In Common With The Right Of Survivorship, by Warranty Deed from Robert Kincaid, Married, of record in Instrument No. 20131217-0127403, in the Register's Office of Davidson County, Tennessee, dated December 16, 2013 and recorded on December 17, 2013.

Michael W. McBride having since died on February 4, 2017, leaving Pamela S. McBride, his interest in the property, as his surviving spouse.

The subject property is neither the principal residence of Morgan K. McBride nor her spouse or any dependent.

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

This property is improved property known as: **402 A Saint Francis Ave, Nashville, TN 37205**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of April, 2023

Morgan K. McBride

Pamela S. McBride

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Morgan K. McBride and Pamela S. McBride, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 3rd day of April, 2023.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 3, 2023**.

Date

D Hardwick

Affiant Signature

April 7, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026