Karen Johnson Davidson County
Batch# 1129016 DEEDWARR
04/30/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,354.05
20240430-0031418

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447342** BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $906,500.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2024. Notary Public My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James McDonald and Jessica Minard and Wilma Deck McDonald 4607 Park Avenue Nashville TN 37209	Pinnacle Bank 15025 Ballantroft pkwy. 2nd Floor Charlotte, NC 28277	Tax Parcel ID No. 091 16 0 051.00

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, **Oliver Oldacre, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James McDonald and Jessica Minard, husband and wife, and Wilma Deck McDonald, a married woman, as joint tenants with right of survivorship**, ("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 described as follows: Part of Block "B" on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, Page 103 in the Register's Office for Davidson County, Tennessee.

Said Part of said Block "B" herein conveyed begins in the Southerly margin of 1st or Park Avenue at a point 53 feet Easterly from the Southeast corner of 6th Street, now 47th Avenue North, and 1st or Park Avenue, and runs thence Easterly from the Southeast corner of 6th Street, now 47th Avenue North and 1st or Park Avenue, and runs thence Easterly from the Southeast corner of 6th Street, now 47th Avenue North and 1st or Park Avenue and runs thence Easterly along the Southerly margin of said 1st or Park Avenue 47 feet to a point; thence Southerly at right angles to 1st or Park Avenue 150 feet to the Northerly margin of an alley; thence along the Northerly margin of said alley in a Westerly direction 47 feet to a point; thence Northerly at right angles to said alley 150 feet to the Southerly margin of 1st or Park Avenue, the beginning point.

Being the same property conveyed to Oliver Oldacre, unmarried, by Warranty Deed from Christopher White and Anna White, husband and wife, of record in Instrument No. 20180214-0014505, in the Register's Office of Davidson County, Tennessee, dated February 07, 2018 and recorded on February 14, 2018. Hallie Oldacre joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Charlotte Park Company's First Addition to Nashville, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4607 Park Avenue Nashville TN 37209

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 25th day of April, 2024.

Oliver Oldacre

Hallie Oldacre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Oliver Oldacre and Hallie Oldacre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2024.

Notary Public
My Commission Expires: 5/7/2024



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 25, 2024** (date of document).

Affiant Signature

April 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25