THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$352,000.00.** William B Brown IV **Affiant** Subscribed and sworn to before me, this **6th day of September, 2024.** **Notary Public** **My commission expires:** 7/3/28

Karen Johnson
Batch # 1179545
09/10/2024 10:31:51 AM
Fees: $13.00 Taxes: $1,302.40

Davidson County
DEEDWARR
2 pgs

20240910-0069649

F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William B. Brown, IV and Sofia Grace Rovenstine **416 Hollydale Drive** **Nashville, TN 37217**	New Owner	**106-16-0-039.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Reba B. McMahon, a widow**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **William B. Brown, IV, an unmarried man, and Sofia Grace Rovenstine, an unmarried woman, as joint tenants with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hill-N-Dale Acres of record in Plat Book 2900, Page 33-34, 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 Jesse McMahon and wife, Reba McMahon by Warranty deed from Jack Williams and wife, Frances Williams of record in Book 3375, page 199, Register's Office for Davidson County, Tennessee, dated 5/4/1962 and recorded on 5/8/1962. The said Jesse McMahon having since died on October 19, 2003 leaving Reba McMahon surviving tenant by the entirety.

Reba B. McMahon and Reba McMahon are one and the same person

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

HE-2024-324

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **416 Hollydale Drive, Nashville, TN 37217**.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **6th day of September, 2024.**

Reba B. McMahon

Reba B. McMahon
by James R. McMahon, her Attorney-In-Fact
by James R McMahon her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of September, 2024, before me personally appeared James R. McMahon to me known to be the person who executed the foregoing instrument in behalf of Reba B. McMahon as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of Reba B. McMahon.

Witness my hand, at office, this 30th day of August, 2024.

E Waters

Notary Signature
My commission expires:

