Karen Johnson Davidson County
Batch# 1192348 DEEDWARR
10/10/2024 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20241010-0078775

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-08463

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott T. McCall 1125 Sharpe Avenue Nashville, TN 37206	New Owner	083 01 0 328.00

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, **Michael J. Smith and Sara O. Smith, husband and wife and Jill M. Owen and Vincent Roderick Owen, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott T. McCall, a married man,** 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 the Westerly 50 feet of Lot No. 6 on the plan of GREENWAY, as of record in Plat Book 421, Page 110, Register's Office for said County.
Said Part of Lot No. 6 fronts 50 feet on the Northerly side of Sharpe Avenue and runs back parallel lines 160 feet to an alley.

Being the same property conveyed to Michael J. Smith and Sara O. Smith, husband and wife, and Jill M. Owen and Vincent Roderick, wife and husband, by Quitclaim Deed from Michael J. Smith and Sara O. Smith, husband and wife, (Sara O. Smith is the daughter of Jill M. Owen and Vincent Roderick), of record in Instrument No. 20210629-0087725, in the Register's Office of Davidson County, Tennessee, dated June 07, 2021, and recorded on June 29, 2021.

Vincent Roderick and Vincent Roderick Owen are one and the same person. Vincent Roderick Owen was erroneously referred to as Vincent Roderick in prior deed of record.

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: 1125 Sharpe Avenue, Nashville, TN 37206

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 7th day of October, 2024

Michael J. Smith

Sara O. Smith

Jill M. Owen

Vincent Roderick Owen

STATE OF ILLINOIS

COUNTY OF Mclean

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael J. Smith and Sara O. Smith, 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 Mclean City, Illinois, this 7th day of October, 2024.

Venus A Whitfield
Notary Public

My Commission Expires: 12-4-2026

OFFICIAL SEAL
VENUS A WHITFIELD
Notary Public, State of Illinois
Commission No. 886400
My Commission Expires
December 04, 2026

STATE OF ILLINOIS

COUNTY OF Mclean

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jill M. Owen and Vincent Roderick Owen, 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 Mclean County, Illinois, this 7th day of October, 2024.

Venus A Whitfield
Notary Public

My Commission Expires: 12-4-2026

OFFICIAL SEAL
VENUS A WHITFIELD
Notary Public, State of Illinois
Commission No. 886400
My Commission Expires
December 04, 2026

Certificate of Authenticity

I, Amanda Maynor, 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

October 7, 2024.

Date

Affiant Signature

October 10, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON