THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948880

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$1~~915,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2024.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1192758
10/11/2024 10:28:16 AM
Fees: $13.00 Taxes: $7,085.50

Davidson County
DEEDWARR
2 pgs

20241011-0078982

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
McPherson Family Trust 4411 Iroquois Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-02-0-167.00

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, **Joseph J. Andrews and Sarah W. Andrews, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott A. McPherson and Erin L. McPherson, Co-Trustees of the McPherson Family Trust, dated January 27, 1999**, ("Grantees"), their 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 part of Lot No. 5 on the Plan of the Subdivision of Lots Nos. 11 and 46 and parts of Lots Nos. 10, 44B, 45 and 47 in Belle Meade Plan No. 2, as of record in Plat Book 421, Page 55, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Iroquois Place and Jackson Boulevard; thence with the southerly margin of said Place, westwardly 140 feet to the northeast corner of the property conveyed to Donald M. Street, and wife, by deed from New York Life Insurance Company, of record in Book 881, Page 210, said Register's Office; thence with Street's easterly line southwardly 175 feet to the northerly line of the property conveyed to Winifred F. Hagerty, by deed from Suburban Property Company, of record in Book 950, Page 316, said Register's Office; thence with Hagerty's northerly line eastwardly 140 feet, more or less, to the westerly margin of said Boulevard; thence with said Boulevard northwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to JOSEPH JACKSON ANDREWS, by deed from WILLIAM P. FERGERSON JR., EXECUTOR OF THE ESTATE OF MARTHA FRANCES FERGERSON, of record in Instrument No. 20130926-0101091, dated September 13, 2013, said Register's Office.

JOSEPH JACKSON ANDREWS conveyed to JOSEPH J. ANDREWS and SARAH W. ANDREWS, HUSBAND AND WIFE, by quitclaim deed of record as Instrument No. 20180816-0081069, dated August 14, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 130-02-0-167.00.

Matters shown on the Plan of record in Plat Book 421, page 55, said Register's Office.

This is improved property located at 4411 Iroquois Avenue Nashville TN 37205

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 10th day of October, 2024.

Joseph J. Andrews by Sarah W. Andrews, his Attorney-in-Fact

Joseph J. Andrews by Sarah W. Andrews, his Attorney-in-Fact

Sarah W. Andrews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah W. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joseph J. Andrews and that she is authorized by Joseph J. Andrews to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of October, 2024.

Notary Public

SHIRA KINDREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 13TH, 2025

My Commission Expires: _____