Karen Johnson Davidson County
Batch# 1208809 DEEDWARRSP
11/27/2024 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $9,620.00
20241127-0092823

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37473-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
2515 Winford, LLC Attn: Pilar Hardcastle 4682 Saint Andrews Dr. Stockton, CA 9519-1888	New Owner	11808019700

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **McInerney & Associates Incorporated, a Delaware corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **2515 Winford, LLC, a California limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No's. 87 and 88 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. (the "Real Estate").

Being the same property conveyed to McInerney & Associates, Incorporated, a Delaware corporation by Special Warranty Deed dated April 16, 2009 from The 2515 Winford, LLC, a Tennessee limited liability company, of record in Instrument No. 20090416-0034746, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2515 Winford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26 day of November, 2024.

McInerney & Associates Incorporated, a Delaware corporation

By: _____
Name: Stephen V. McInerney
Its: Chairman

By: _____
Name: Judith A. McInerney
Its: CEO and Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen V. McInerney, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of McInerney & Associates Incorporated, a Delaware corporation, the within-named bargainor, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

WITNESS my hand, at office, this 26 day of November, 2024.

_____
Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judith A. McInerney, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the CEO and Secretary of McInerney & Associates Incorporated, a Delaware corporation, the within-named bargainor, and that she as such CEO and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as CEO and Secretary.

WITNESS my hand, at office, this 26 day of November, 2024.

_____
Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

_____
Affiant

Subscribed and sworn to before me this 26 day of November, 2024.

_____
Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2025 and subsequent years, not yet due and payable. Map and Parcel 11808019700. Current year taxes have been pro-rated between the parties and paid at closing.

2. All matters as shown on the Plan of record in Plat Book 161, Pages 14 & 15, Register's Office for Davidson County, Tennessee.

3. All matters as shwon on the Boundary Survey of 2515 Winford Avenue by Cornerstone Development Services Surveying, John Zachary Wilkinson, TN R.L.S.# 2776, dated 11-22-2024 as Project # 24.020CDS.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 NOVEMBER 26, 2024.

John T. Cook, Esq.
Date: NOVEMBER 26, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this NOVEMBER 26, 2024.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: OCTOBER 4, 2027