This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4733-MC

Karen Johnson Davidson County
Batch# 1219973 DEEDWARR
12/26/2024 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20241226-0099768

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of December, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Metro Holdings, LLC 3000 Meridian Blvd Ste 160 Franklin TN 37067	New Owner	040 00 0 009.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Herman C. McCool, Jr, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Nashville Metro Holdings LLC a Tennessee limited liability company** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Subdivision of part of the Clyde L. Owens Tract, not of record, described according to a survey made by Cantrell, Connell & Morrison, Engineers, July, 1952, as follows:

Beginning at a point on the Easterly margin of Whites Creek Pike, 706.5 feet Southerly from the Southwest corner of the Larry F. Capps' property, said point also being the Southwest corner of Lot No. 4 on the Plan, conveyed to C.L. Wheeler, Jr., by deed from Clyde L. Owens and wife, as of record in Book 1206, Page 289, Register's Office; thence with the Easterly margin of said Pike, Southwardly 150 feet; thence North 82° 24' East 254.20 feet to the Southwest corner of a 14.06 acre tract of land shown on said survey conveyed to Gus H. Capps by deed from Clyde L. Owens and wife, as of record in Book 2134, Page 313, said Register's Office; thence with the Western boundary line of said Capps' property, North 18° 02' West 196 feet to the Southeast corner of said Lot No. 4 owned by Wheeler; thence with the line between said Lots Nos. 4 and 5, Westwardly 250 feet to the beginning.

Being the same property conveyed to Herman C. McCool, Jr. and wife, Jo Ann McCool, by Corporate Warranty Deed from Harlan Construction Company, of record in Book 4176, Page 923, in the Register's Office for Davidson County, Tennessee, dated September 28, 1967 and recorded on October 2, 1967. The said Jo Ann McCool died on January 15, 2020, leaving Herman C. McCool, Jr. as surviving tenant by the entirety.

This is improved property located at: **4665 Whites Creek Pike, Nashville, TN 37189.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements

of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 23rd day of December, 2024.

GRANTOR:

Herman C. McCool, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herman C. McCool, Jr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

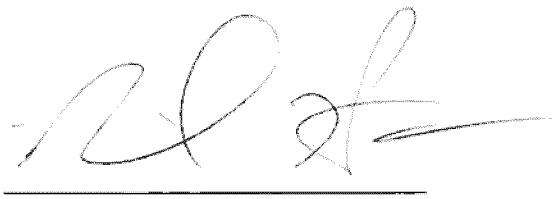
WITNESS my hand and seal at office this 23rd day of December, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Certificate of Authenticity

I, Nick Harris, 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 **December 23, 2024**.



Affiant Signature

12/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **December**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

