37671-8
Box 14

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38494-01-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON· The actual consideration or value, whichever is greater, for this transfer is $1,645,000 00 Affiant Subscribed and sworn to before me this 18th day of February, 2025 Notary Public My Commission Expires 7/17/2027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jamie McDonnell, Trustee David McDonnell, Trustee 3518 Richland Avenue Nashville, TN 37205	"NEW OWNER"	Map and Parcel No.: 10405039400

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, **Cherie Maynard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. McDonnell and Jamie D. McDonnell, as Trustees of the McDonnell Revocable Living Trust UAD September 9, 2024** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3518 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1238974 DEEDWARR
02/20/2025 02 10 14 PM 3 pgs
Fees $18 00 Taxes $6,086 50

20250220-0012464

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of February, 2025.

Cherie Maynard

Cherie Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cherie Maynard, 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.

Witness my hand, at office, this 18th day of February, 2025.

Notary Public

My Commission Expires. 3/8/28

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 of Block 4, on the Plan of Richland Realty Co. Division "A", of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee. Said Plan shows said property divided into Blocks, but does not show the Blocks divided into small Lots, but such Lots are shown on the Unrecorded Plan.

Said Lot 109 fronts 50-1/2 feet on the northerly side of Richland Avenue, and extends back between parallel line 179 feet, more or less, to an alley in the rear.

Being the same property conveyed to Robert P. Maynard and Cherie Maynard, husband and wife, by deed dated August 4, 2015 from Mark A. Bittles and Deena K. Raja, husband and wife, of record in Instrument No. 20150806-0078526, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 25, 2020 of record in Instrument No. 20200702-0072077, Register's Office for Davidson County, Tennessee, Robert P. Maynard, a married man, conveyed his interest in subject property to Cherie Maynard, a married woman. Robert P. Maynard having since died on May 9, 2022.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10405039400.
2. All matters appearing on the Plan of record as Book 161, Page 151, Register's Office for Davidson County, Tennessee.