Karen Johnson
Batch # 1239637
02/21/2025 01 22 28 PM
Fees $13 00 Taxes $1,380 10
Davidson County
DEEDWARR
2 pgs
20250221-0013043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
James R O'Shea and Vietta M. O'Shea	James R O'Shea and Vietta M O'Shea	Parcel ID 133 02 0 372 00
(NAME) 173 McCall St.	(NAME) 173 McCall St.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Cynthia Todd-Hood, Deborah Vaughn Successor Executor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James R. O'Shea and Vietta M. O'Shea, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows· to wit

Being Lot No 10 on the Plan of McCall Park, as of record in Book 3500, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to William Hood and wife, Cynthia Todd-Hood from Raymond E. Lambert and wife, Harriet Lambert by Warranty Deed dated March 7, 1988 and recorded on March 9, 1988 in Book 7487, Page 746, Register's Office for Davidson, County, Tennessee William Hood died on July 23, 2014 leaving Cynthia Todd-Hood the surviving tenant by the entirety Cynthia Todd-Hood died on October 25, 2023 Pursuant to her Last Will and Testament, Docket No 23P2270, she named Pamela Todd as her Executor. Pamela Todd signed a Declination to Serve and Deborah Vaughn is named as the Successor Executor Article Three of the Last Will and Testament states that any interest in real property is to be made part of the estate and subject to the control of the Executor with full power to sell said real property

This conveyance is subject to (a) all restrictions of record; (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 173 McCall St., Nashville, TN 37211

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 and assigns forever, and we do covenant with the said Grantees that we are lawfully seized 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, and 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 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 our hands this 19th day of February, 2025.

Estate of Cynthia Todd-Hood
BY. _____
Deborah Vaughn, Successor Executor

STATE OF TENNESSEE

COUNTY OF ~~MONTGOMERY~~ Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Deborah Vaughn as Successor Executor of the Estate of Cynthia Todd-Hood, the within named bargainor, 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 and official seal, this the 19th day of February, 2025

Russell Norment
Notary Public

My Commission Expires. 10/04/2027

(SEAL)

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY