THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

ADDRESS NEW OWNER
Patrick William McIssac
1911 Moran Avenue
Nashville, TN 37216

MORTGAGEE

Karen Johnson Davidson County
Batch # 1239662 **DEEDWARR**
02/21/2025 02 25 48 PM 2 pgs
Fees $13 00 Taxes $1,443 00
20250221-0013104

SEND TAX BILLS
Mortgagee

MAP-PARCEL

073-05-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James D. Huggins, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick William McIssac, an unmarried man, and Michael McIssac, a married man as joint tenants with right of survivorship** 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:

Land in Davidson County, Tennessee, being Lot No. 34, on the plan of Virginia Manor Subdivision, of record in Book 1835, Page 22, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Lot No. 34 fronts 70 feet on the northwesterly margin of Moran Drive and runs back between lines 171.6 feet on the northeasterly line and 175.4 feet on the southwesterly line to a dead line measuring 61 feet thereon.

Being the same property conveyed to James D. Huggins by Warranty Deed from Mary W. Sanders dated March 2, 2005 and recorded March 9, 2005 in Instrument No. 20050309-0026192, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is the same description as in previous deed of record.

This is improved property known as **1911 Moran Avenue Nashville, TN 37216.**

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 18th day of February, 2025.

James D. Huggins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Huggins, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2025.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/2/2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of February, 2025.

NOTARY PUBLIC

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

My Commission Expires: _____