This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5190-TM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2025.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1240805 DEEDWARR
02/26/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250226-0014259

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ray Martin Pearce and Julie Marie Pearce<br>119 Riner Court<br>Lot 18 and 19<br>Old Hickory, TN 37138 | Premier Mortgage Resources<br>PO Box 2828<br>Daytona Beach, FL 32120 | 053 15 0 018.00<br>053 15 0 017.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Randall McClung, as Executor of the Estate of Elizabeth Ann McClung, deceased (individually and/or collectively, "Grantor"), transfer and convey unto Ray Martin Pearce and Julie Marie Pearce, husband and wife (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel 1:

Being Lot No. 19 on the Plan of DUPONTONIA PARK, as of record in Plat Book 2900, Page 47, Register's Office for said County.

Said Lot No. 19 begins at a point in the Southwesterly margin of Riner Court between Lots Nos. 18 and 19 and extends thence Southwesterly with the line between said Lots Nos. 18 and 19, 162.8 feet to a point being the common rear corner of said; lots; thence South 89° 04' East 153.3 feet to a point in the West margin of Riner Drive; thence Northerly with said margin of Rhiner Drive 74.8 feet to a point, the beginning of a curve with a radius of 25.0 feet; thence Northwesterly around said curve 34.93 feet to a point in the Southwesterly margin of Riner Court; thence with said margin of Riner Court, Northwesterly 91.25 feet to the beginning.

Being the same property conveyed to William Thomas McClung and wife, Elizabeth Ann McClung, by Warranty Deed from The Union Acceptance Corporation, a Tennessee corporation of record in Book 3163, Page 65, in the Register's Office of Davidson County, Tennessee, dated December 5, 1960 and recorded on December 7, 1960. The said William Thomas McClung died on October 30, 2009, leaving Elizabeth Ann McClung as surviving Tenant by the Entirety. The said Elizabeth Ann McClung died testate on March 29, 2024, and her Last Will and Testament has been admitted to Probate in the Chancery Court for Robertson County, Tennessee at Springfield, Case No. CH24-CV-171. Randall McClung executes this instrument as the Executor of the Estate of Elizabeth Ann McClung.

Parcel 2:

Being Lot No. 18 on the Plan of DUPONTONIA PARK Subdivision, as of record in Plat Book 2900, Page 47, Register's Office for said County.

Said Lot No. 18 fronts 121.0 feet on the Southwesterly margin of Riner Court and extends back 193.0 feet on the Northwesterly line and 162.9 feet on the Southeasterly line to a deadline on the rear, measuring 87 feet thereon.

Being the same property conveyed to William Thomas McClung and wife, Elizabeth Ann McClung, by Warranty Deed from The Union Acceptance Corporation, a Tennessee corporation of record in Book 3163, Page 65, in the Register's Office of Davidson County, Tennessee, dated December 5, 1960 and recorded on December 7, 1960. The said William Thomas McClung died on October 30, 2009, leaving Elizabeth Ann McClung as surviving Tenant by the Entirety. The said Elizabeth Ann McClung died testate on March 29, 2024, and her Last Will and Testament has been admitted to Probate in the Chancery Court for Robertson County, Tennessee at Springfield, Case No. CH24-CV-171. Randall McClung executes this instrument as the Executor of the Estate of Elizabeth Ann McClung.

This is improved property located at: **119 Riner Court, Lot 18 and 19, Old Hickory, TN 37138.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 I/we do covenant with the said Grantee 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 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, their 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 24th day of February, 2025.

GRANTOR:

The Estate of Elizabeth Ann McClung

By: _____
Randall McClung, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Randall McClung, Executor of the Estate of Elizabeth Ann McClung, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2025.

_____
Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026



202502260014259

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **February 26, 2025**

Affiant Signature

**02/26/2025**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 26, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY