Karen Johnson Davidson County
Batch # 1240878 DEEDWARR
02/26/2025 02:59:11 PM 4 pgs
Fees: $23.00 Taxes: $3,089.50
20250226-0014366

This instrument prepared by:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Ste. 710
Nashville, Tennessee 37219

TENNESSEE WARRANTY DEED

NEW OWNER ADDRESS:

Timothy P. Vacek and Margaret T. Vacek
3720 Central Avenue
Nashville, Tennessee 372058

SEND TAX BILLS TO:
MAP/PARCEL:

Timothy P. Vacek and Margaret T. Vacek
3720 Central Avenue
Nashville, Tennessee 372058

Map 104-9
Parcel 253

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL B. MCDONALD, TRUSTEE OF THE MICHAEL B. MCDONALD REVOCABLE TRUST U/A DTD. 05/16/19,** AND **EDITH MCDONALD,** hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **TIMOTHY P. VACEK and MARGARET T. VACEK, as husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described in the Exhibit "A" attached hereto and incorporated by reference.

Said property is conveyed subject to the following:

a. Zoning regulations and ordinances.
b. Covenants and restrictions on record.
c. Such matters as would be reflected in an accurate survey.
d. Real property taxes for 2025, which have been prorated and assumed by Grantees.

This is improved property, known as 3718 Central Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever, and Grantors do covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, and their respective successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantees, and their respective successors 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.

EXECUTED on this the 26th day of February, 2025.

THE MICHAEL B. MCDONALD REVOCABLE TRUST U/A DTD. 05/16/19

Michael B. McDonald, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael B. McDonald, the trustee of The Michael B. McDonald Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of said trust, in his capacity as trustee, for the purposes contained therein.

Witness my hand, at office, this 26th day of February, 2025.

Notary Public

My Commission Expires: 7-26-26

JOHN M. McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Edith McDonald

Edith McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John M. McDonald, a Notary Public in and for said State and County, **Edith McDonald**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2025.

Notary Public

My Commission Expires: 7-26-26

JOHN M. McDONALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $835,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Witness my hand, at office this 26th day of February, 2025.

Notary Public

My Commission Expires: 7-26-26

JOHN M. McDONALD STATE OF TENNESSEE NOTARY

EXHIBIT "A"

Property Description

The land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Revised Plan of S. C. McDonald's Resubdivision of Lots 230, the west 42.5 feet of Lot 231 and the east 25 feet of Lot 229 on the Map of Richland Realty Co.'s 2nd Subdivision "B", of record as Plat Book 5060, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to STANLEY CLAYTON MCDONALD, JR., by deed from MILDRED DEASON MCDONALD, of record in Book 4288, Page 68, dated November 20, 1968, said Register's Office. STANLEY CLAYTON MCDONALD, JR, having since died on or about March 2, 2017. MIKE B. MCDONALD was devised said property in the last will and testament of STANLEY CLAYTON MCDONALD, JR., in The Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 17P757.For further reference see Instrument No. 20170523-0051104, dated May 17, 2017, as corrected in Instrument No. 20180926-0095654, dated September 26, 2018, said Register's Office.

Further being the same property conveyed to MICHAEL B. MCDONALD, TRUSTEE OF THE MICHAEL B. MCDONALD REVOCABLE TRUST U/A DTD. 05/16/19, by quitclaim deed from MICHAEL B. MCDONALD, of record in Instrument No. 20201016-0120937, dated May 16, 2019, said Register's Office.

Further being the same property conveyed to EDITH MCDONALD, AS TO AN UNDIVIDED ONE-HUNDREDTH (1/100TH) INTEREST AS TENANTS ON COMMON, by quitclaim deed from MICHAEL B. MCDONALD, TRUSTEE OF THE MICHAEL B. MCDONALD REVOCABLE TRUST U/A DTD. 05/16/19, of record in Instrument No. 20201201-0139180, dated November 30, 2020, said Register's Office.