Karen Johnson
Batch # 1241752
02/27/2025 09 31 00 AM
Fees $13 00 Taxes $1,233 33

Davidson County
DEEDWARR
2 pgs

20250227-0014493

This instrument prepared by
Mark W Honeycutt II
Studio Title, Inc
20 Music Circle East
Nashville, Tennessee 37203

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $333,333 33

Affiant

Subscribed and sworn to before me a notary public, this 19th day of February, 2025

Notary Public

My commission expires 10/4/27

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
HM 523 W Thompson Lane, LLC 523 W. Thompson Lane Nashville, TN 37211	Same	119-09-0-222.00

THIS INDENTURE, made and entered into this ___ day of **February, 2025**, by and between Jeffrey Lester for Cadence Bank, Trustee of **McPherson Charitable Trust**, under agreement dated January 31, 2023, party of the first part, and **HM 523 W Thompson Lane, LLC**, a Tennessee Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 81, as shown on the Plan of Revision of H. G McNabb Subdivision, of record in Book 6200, page 674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to **MCPHERSON CHARITABLE TRUST**, by quitclaim deed from **WILLIAM MCPHERSON**, of record in instrument number 20250227-0014490, dated February 27th, 2025, said Register's Office.

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) all applicable governmental and/or zoning regulations; and (3) taxes which have been pro-rated as of the date of closing and assumed by the party of the second part herein.

This is improved property known as 2913 Harlin Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jeffrey Lester, Cadence Bank, Trustee
McPherson Charitable Trust

STATE OF TENNESSEE)
COUNTY OF Madison)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey Lester of Cadence Bank, Trustee of McPherson Charitable Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of **February, 2025.**

Notary Public
My commission expires: _____

My Commission Expires August 22, 2026

DELYNN K. ELICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON