WARRANTY DEED

(SEAL)

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

Karen Johnson
Batch # 1241787
02/27/2025 10 06 58 AM
Fees $18 00 Taxes $2,632 18

Davidson County
DEEDWARR
3 pgs

20250227-0014540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $711,400 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2025

Notary Public
MY COMMISSION EXPIRES

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

File #25-PA-0927-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
William D. Stubbs, Jr.	**New Owner**	
(NAME)	(NAME)	**072-13-0-017**
927 McClurkan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CANDACE A. HAMILTON, AN UNMARRIED PERSON, AND JULIE C. HAMILTON, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM D. STUBBS, JR., AN UNMARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 74 on the Plan of SPRINGDALE SUBDIVISION of record in Plat Book 974, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 74 fronts 50 feet on the Northerly side of McClurkan Avenue and runs back between parallel lines 162 7 feet, more or less to the Southerly line of Lot No 79

Being the same property conveyed to Candace A Hamilton and Julie C Hamilton, Married To Each Other, by Warranty Deed from Pamela Stewart, Married, of record in Instrument No 20201029-0125925, in the Register's Office of Davidson County, Tennessee, dated October 20, 2020, and recorded on October 29, 2020 Candace A Hamiliton and Julie C. Hamiliton, having since divorced

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRINGDALE SUBDIVISION, as recorded in Plat Book 974, Page(s) 18.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **927 McClurkan Avenue, Nashville, TN 37206**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21st day of February, 2025

Julie C. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Julie C. Hamilton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 21st day of February, 2025

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Witness my/our hand(s) this the 21st day of February, 2025.

Candace A. Hamilton

STATE OF Alabama
COUNTY OF Mobile

On this 21st day of February, 2025, before me personally appeared Candace A Hamilton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2025

STACI MORGAN
NOTARY PUBLIC
COMMISSION EXPIRES
NOV. 17, 2027
ALABAMA STATE AT LARGE