WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

Karen Johnson
Batch # 1242775
03/04/2025 09.52 28 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20250304-0016000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Connor McGinnis	**Same as New Owner**	
(NAME) **2114 Carter Ave**	(NAME) 312 Chapel Ave	**083-03-0-152 00**
(ADDRESS) **Nashville, TN 37206**	(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, **HOMESTEADY PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR MCGINNIS , A** 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 situated in Davidson County, Tennessee and further described as

Being Lot No 1 on the plan of Resubdivision of Lots No 34 and 51, W S Ashworth Subdivision, of record in Book 4350, page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Homesteady Properties, LLC by Warranty Deed from Donald Lee Lambert, Randall Lee Lambert, Thomas Ray Lambert and Sharron Napper, the Heirs-at-Law of Nancy Jean Meadows of record in Instrument No 20101207-0097431 Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 07, 2010

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment
- Subject to all matters shown on the Plan of record in Plat Book 4350, Page 176, Register's Office for Davidson County, Tennessee
- Subject to Easement to Sprint Communications Co., L.P. of record as Instrument No 20140114-0003779, Register's Office for Davidson County, Tennessee
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6489, page 143, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **2114 Carter Ave, Nashville, Tennessee 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 1 DAY OF MARCH, 2025

Homesteady Properties, LLC\

BY._____
Michael Stuart McGhee
Member/President

BY _____
Sarah McGhee
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL STUART MCGHEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/PRESIDENT of HOMESTEADY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/PRESIDENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 1 DAY OF MARCH, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH MCGHEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of HOMESTEADY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 1 DAY OF MARCH, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212