THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38480-01-2025** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: JM-C-25-5404	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $934,900.00. Affiant Subscribed and sworn to before me this 7th day of March, 2025. Notary Public My Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/08/2028

WARRANTY DEED

Address New Owner: David Dean and K. Blair Dean 5404 Louisiana Avenue Nashville, TN 37209	**Send Tax Bills To:** SAME AS NEW OWNER	**Tax Information:** Map and Parcel No.: 091062M00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin J. MacConnachie and Maria MacConnachie, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Dean and K. Blair Dean, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5404 Louisiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, theirs heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1247736 DEEDWARR
03/19/2025 08 33 36 AM 3 pgs
Fees $18 00 Taxes $3,459 13

20250319-0019312

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of March, 2025.

Kevin J. MacConnachie

Maria MacConnachie

STATE OF KENTUCKY

COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin J. MacConnachie and Maria MacConnachie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2025.

Notary Public

My Commission Expires: 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 5406 Louisiana Avenue Homes, a horizontal property regime with private elements established by Declaration in Instrument No. 20200710-0075173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Kevin J. MacConnachie,an Unmarried Man and Maria Schervish, an Unmarried Woman, by deed dated June 28, 2021 from Green Eggs and Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210706-0090637, Register's Office for Davisdson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20210729-0102152, Register's Office for Davidson County, Tennessee. The parties having since married and Maria Schervish is now known as Maria MacConnachie.

This conveyance is made subject to:

1. 2025 Davidson County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 5406 Louisiana Avenue Homes, of record in Instrument No. 202007100075173, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20200710-0075173, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, Page 172, Register's Office for Davidson County, Tennessee.