THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00 Karen McKean Affiant Subscribed and sworn to before me, this _____ day of _____, 2025. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Karen Johnson
Batch # 1249392
03/24/2025 09 26 47 AM
Fees $13 00 Taxes $2,960 00
20250324-0021689

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner: The Scott and Karen McKean Living Trust 1810B 7th Avenue North Nashville, TN 37208	Send Tax Bills to: 1810B 7th Avenue North Nashville, TN 37208	Tax Information: Tax Parcel ID No. 081-08-2S-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER EVANS AND GRACE EVANS, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THE SCOTT AND KAREN MCKEAN LIVING TRUST** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of 1810 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A" of 1810 7th Avenue North Townhomes, of record in Instrument No. 20150611-0055228, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler Evans and Grace Evans, husband and wife by Deed dated February 15, 2019 from Chris Anthony Andaya, a single man, recorded February 19, 2019, in Instrument Number 201902190014840, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1810B 7th Avenue North Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of March, 2025.

TYLER EVANS

GRACE EVANS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TYLER EVANS AND GRACE EVANS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of March, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____