WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252438 DEEDWARR
03/27/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $13,686.30
20250327-0022844

File No.: RES-25-1426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-24-2028

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The 1426 McGavock Trust	**New Owner**	072 08 0 042.00
(NAME)	(NAME)	
1426 McGavock Pike Nashville, TN 37216	**Property**	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **KELLEY ENGELS MAYO, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THE 1426 MCGAVOCK TRUST, AN IRREVOCABLE TRUST DATED MARCH 14, 2025**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being further described as follows:

Beginning at a point in the southern margin of McGavock Pike or Williams Perry Road, as now located, said point being 329.7 feet easterly of the easterly line of Lot No. 17 on the Plan of Waters Place, as of record in Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee; thence South 31° 45' East 320 feet to a point; thence North 58° 39' 30" East 120 feet to a point in the west line of a 4.5 acre tract of land conveyed to Tom P. Husband and wife, Addie Belle Husband, by the United States of America by deed of record in Book 1334, Page 47, in said Register's Office; thence North 31° 45' West, and along the west line of said 4.5 acre tract, 320 feet to a point in the southerly margin of McGavock Pike or Williams Perry Road; thence along the southerly margin of said Pike or Road South 58° 30' West 120 feet to the Point of Beginning.

Being the same property conveyed to Kelley Engels Mayo, a married woman, from Brittney L. Farrow and Joshua J. Farrow, a married couple, by Warranty Deed dated September 19, 2022, recorded October 11, 2022, in Instrument No. 20221011-0111438, in the Register's Office for Davidson County, Tennessee.

Subject property is not the primary or martial residence of Grantor, her spouse, or dependants, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1426 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 21st day of March, 2025.

Kelley Engels Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2025, before me personally appeared Kelley Engels Mayo, 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 March, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **3/21/25**.

Date

Affiant Signature

3/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

