Warranty Deed

Karen Johnson Davidson County Batch# 1253411 DEEDWARR 03/28/2025 11:56:30 AM 3 pgs Fees: $18.00 Taxes: $3,052.13 20250328-0023431	STATE OF TENNESSEE COUNTY ~~OF DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $824,900.00. Affiant Subscribed and sworn to before me, this the 24th day of March, 2025. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Owen McGrath, Saydi Arms McGrath, and William Robert Arms Jr. and Wanda Arms	New Owner	091-06-0-239.00
5511 B Louisiana Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JAMES WITHERS AND ERICA SCHERLE, TRUSTEES OF 5511 LOUISIANA AVE TRUST, DATED FEBRUARY 4, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OWEN MCGRATH AND SAYDI ARMS MCGRATH, HUSBANDA AND WIFE, AND WILLIAM R. ARMS, JR. AND WANDA ARMS, HUSBAND AND WIFE. AS JOINT TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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.1422 of Block 22 on the Plan of Plan No. 2, West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eugene H. Nelson by General Warranty deed from Perry J. Piantek of record in Instrument No. 20041101-0130520 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 01, 2004.

Being a portion of the same property conveyed to James Withers and Erica Scherle, Trustees of the 5511 Louisiana Ave. Trust, dated February 4, 2020 by Quitclaim deed from Eugene Harris Nelson of record in Instrument No. 20200205-0013343 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020.

Scrivener's Affidavit of Correction Recorded on October 26, 2021 of record in Instrument Number 20211026-0143714, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Withers and Erica Scherle, Trustees of the 5511 Louisiana Ave. Trust, dated February 04, 2020 by Quitclaim Deed from James Withers and Erica Scherle, Trustees of the 5511 Louisiana Ave. Trust, dated February 04, 2020 of record in Instrument No. 20230323-0020927 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 23, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5511 B Louisiana Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of March, 2025.

5511 Louisiana Ave Trust, dated February 4, 2020

By: _____
James Withers, Trustee

By: _____
Erica Scherle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Withers and Erica Scherle, Trustees of 5511 Louisiana Ave Trust, dated February 4, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of March, 2025.

_____
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Linzie Hahn, 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 3/24/25.

Date

L Hahn

Affiant Signature

3/24/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of March, 2025.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

