This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $735,000 00

Affiant

Subscribed and sworn before me this the 31st day of March, 2025

Notary Public
My commission expi

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1254751
04/01/2025 11 02 32 AM
Fees $13 00 Taxes $2,719 50

Davidson County
DEEDWARR
2 pgs

20250401-0024567

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Bruce Holzman and Kathy Urbach 828 Rodney Dr Nashville, TN 37205	New Owner	115-09-0-031 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STACY P MCLALLEN AND JOHN A MCLALLEN, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRUCE HOLZMAN AND KATHY URBACH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

LAND in Davidson County, Tennessee, being Lot No. 114 on the Plan of West Meade Hills, Section Four, of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

BEING the same property conveyed to Stacy P McLallen and John A McLallen, wife and husband, as tenants by the entirety with the right of survivorship, by Deed from Stacy P McLallen, married, dated 03/13/2019 and recorded 04/05/2019 in Instrument No 20190405-0031137,

Also being the same property previously conveyed to Stacy P McLallen by Warranty Deed from Vondeen Compton, a widow, dated 08/27/2009 and recorded 09/21/2009 in Instrument No 20090921-0087698, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 828 Rodney Dr , Nashville, TN 37205

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of March, 2025

Stacy P McLallen

John A McLallen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stacy P McLallen and John A McLallen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

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

My commission expires
7/17/2028

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY