THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1256510 DEEDWARR
04/04/2025 12:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250404-0025740

Address New Owner:
Terry K. McAfee and Alisha Duffy McAfee
Trustees of the McAfee Living Trust Dated March 28, 2025
6736 Currywood Drive
Nashville, TN 37205

Send Tax Bills To:
Terry K. McAfee and Alisha Duffy McAfee
Trustees of the McAfee Living Trust Dated March 28, 2025
6736 Currywood Drive
Nashville, TN 37205

Map -Parcel No: 115-06-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Terry K. McAfee and Alisha D. McAfee, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Terry K. McAfee and Alisha Duffy McAfee as Trustees of the McAfee Living Trust Dated March 28, 2025, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Two, West Meade Hills of record in Plat Book 2900, Page 98, 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 the same property conveyed to Anna M. Waller and Don Waller, wife and husband, by Warranty deed from Joseph D. Phillips and wife, Bettie J. Phillips of record in Instrument No. 20140924-0087680 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 24, 2014.

Being the same property conveyed to Thomas W. Beasley, a married man by Warranty deed from Don Waller and Anna M. Waller, wife and husband, of record in Instrument No. 20180314-0024076 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 14, 2018.

This being the same property conveyed to Terry K. McAfee and Alisha D. McAfee, husband and wife, by Warranty Deed from Thomas W. Beasley, a married man, of record in Instrument No. 20200123-0008432, dated January 21, 2020 and recorded on January 23, 2020 in the Register's Office for Davidson County, Tennessee. Subject property had never been primary or marital residence of Thomas W. Beasley or his spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is improved property known as: 6736 Currywood Drive, Nashville, TN 37205.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR

REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 28th day of March, 2025.

GRANTORS:

Terry K. McAfee

Alisha D. McAfee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Terry K. McAfee and Alisha D. McAfee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 28th day of March, 2025.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, Attorney at Law, 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 March 28, 2025.

Sara O. Thomas
Attorney at Law

April 4, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sara O. Thomas, Attorney at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 4th day of April, 2025.

CHRISTY A PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: March 8 2028