WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to me on April 4, 2025.

NOTARY PUBLIC

My Commission Expires: 4-19-2027

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37206

Karen Johnson Davidson County
Batch# 1257192 DEEDWARR
04/07/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250407-0026282

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Devon Sirney Jonathan Sirney 539 McMurray Drive Nashville, TN 37211	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd, Ste 300 Independence, OH 44131	161-03-0-067.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JAMES M. PUGH and MELISSA R. PUGH, HUSBAND AND WIFE, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto DEVON SIRNEY and JONATHAN SIRNEY, WIFE AND HUSBAND, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, McMurray Woods, of record in Plat Book 2900, page 99, 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 James M. Pugh, Jr. and wife, Melissa R. Pugh, by Warranty Deed from Curtis William Piper and wife, Lois Elaine Taylor Piper, of record in Instrument No. 20120201-0009029, Register's Office for Davidson County, Tennessee, dated January 27, 2012, and recorded on February 1, 2012.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

539 McMurray Drive, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (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 GRANTORS do 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 4th day of April, 2025.

James M. Pugh, Jr.

Melissa R. Pugh

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, personally appeared James M. Pugh, Jr. and Melissa R. Pugh, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

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

NOTARY PUBLIC

My Commission Expires: May 3 2027

MARY ELIZABETH KINNARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

CERTIFICATE OF AUTHENTICITY

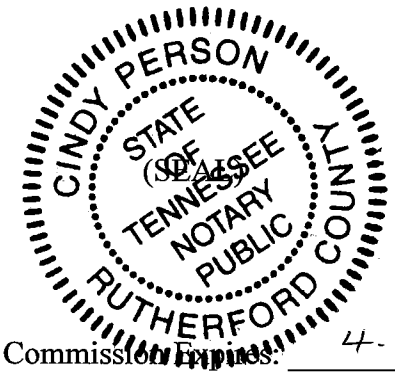
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-4-2025

Affiant Signature

4-7-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 7 day of April, 2025.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027

900