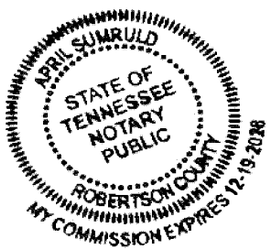
Karen Johnson Davidson County
Batch# 1263079 DEEDWARR
04/22/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250422-0030689

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $470,000.00. Affiant Subscribed and sworn to before me, this the 17th day of April, 2025. Notary Public My commission expires: 12.19.2025

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:
Christopher Crowley	New Owner(s)	072-06-0-272.00
1117 Leland Avenue		
Nashville, TN 37216		

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, **ROGER B. MCGAW AND WIFE, ANGELA KASET**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER CROWLEY, A SINGLE MAN**, 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 the West 35.0 feet of Lot No. 66 on the Plan of Bransford Realty Company's Subdivision of Maxey Ave and Gallatin Road Property of record in Plat Book 332, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Part of Lot No. 66 Fronts 35.0 Feet On The Northerly Side of Leland Avenue and Runs Back 174.0 Feet On The Westerly Line and 174.75 Feet On The Easterly Line To An Alley, On Which it Measures 35.0 Feet

TOGETHER WITH a joint driveway agreement of record in Book 4240, Page 482, said Register's Office.

Being the same property conveyed to Roger B. McGaw and wife, Angela Kaset by Warranty deed from Timothy Woodard, married and Greg S. Davis, married of record in Instrument No. 20140121-0005381 Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on January 21, 2014.

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 1117 Leland Avenue, Nashville, TN 37216, 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 17th day of April, 2025.

Roger B. McGaw

Angela Kaset

STATE OF TENNESSEE
COUNTY OF Hickman

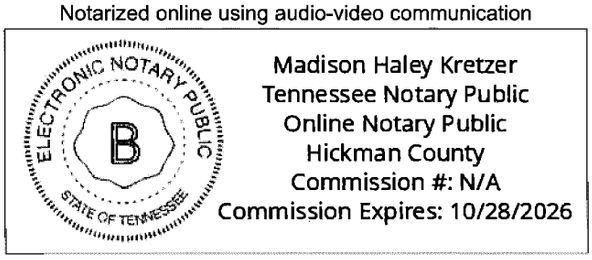
Personally appeared before me, via audio/video communication, the undersigned, a Notary Public in and for the County and State, the within named Roger B. McGaw and Angela Kaset, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17 day of April, 2025.

Madison Haley Kretzer
Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 17. 2025.

Affiant Signature

22nd day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028