Karen Johnson Davidson County
Batch# 1265339 DEEDWARR
04/28/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20250428-0032468

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $332,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Lisette Navarro	**Pinnacle Bank**	**14810005500**
3927 E Ridge Dr	**150 3rd Ave S, Ste 1000**	
Nashville, TN 37211	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Phillip McLain and Macy McLain, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisette Navarro, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 144, Plan of Locustwood, Section 2, of record in Plat Book 2331, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Phillip McLain and Macy McLain, husband and wife, by Warranty Deed from Talan Noman, unmarried, and Peyman Noman, married, dated April 13, 2020, of record in Instrument No. 20200416-0039879, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3927 E Ridge Dr, Nashville, TN 37211.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

Phillip McLain Date: 4/25/25

Macy McLain by Phillip McLain Attorney in Fact Date: 4/25/25

Macy McLain
By: Phillip McLain
Her Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Phillip McLain, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Phillip McLain with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Macy McLain, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book _____, Page
202504280032467 in said Register's Office.

Witness my hand, at office, this 25th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Debra Paulsson, 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 4/25/25 (date of document).

D Paulsson

Affiant Signature

4/28/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

