2025-1552-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$635,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of April, 2025.

Notary Public
My Commission expires:
(Affix Seal)

Karen Johnson Davidson County
Batch# 1266891 DEEDWARR
04/30/2025 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20250430-0033481

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeffrey R. McLaughlin	Jeffrey R. McLaughlin	104-01-0-261
321 Blount Avenue	321 Blount Avenue	
Guntersville, AL 35976	Guntersville, AL 35976	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Madeleine Constantine, now known as Madeleine Constantine Donkin, a married woman, and LeAnne Constantine and Jon Greg Constantine, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey R. McLaughlin and Stacy D. McLaughlin, husband and wife, and William Fitzpatrick McLaughlin, an unmarried man, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of M. T. PENDERGRASS SUBDIVISION OF LOT NOS. 175 AND 176 IN WEST GROVE PLAN of record in Plat Book 547, Page 185, 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 Madeleine Constantine, unmarried, and LeAnne Constantine and Jon Greg Constantine, wife and husband, as Tenants in Common with Rights of Survivorship, by Warranty Deed from John O. Thetford and Sarah S. Thetford, of record in Instrument No. 20191003-0101404, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 03, 2019.

Timothy L. Donkin joins in this conveyance to convey any and all interest in said property, particularly any marital interest.

This is improved property known as: **207 36th Avenue North, Nashville, TN 37209.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 29th day of April, 2025.

Madeleine Constantine Donkin by LeAnne Constantine Attorney in Fact

Madeleine Constantine Donkin by LeAnne Constantine, her Attorney-In-Fact

Timothy L. Donkin

LeAnne Constantine

Jay Greg Constantine

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LeAnne Constantine, and Jay Greg Constantine,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 29th day of April, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy L. Donkin ,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 29th day of April, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Madeleine Constantine Donkin**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **LeAnne Constantine** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Madeleine Constantine Donkin**, the bargainor(s), by the said **LeAnne Constantine**, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of April, 2025

NOTARY PUBLIC

My Commission Expires: 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of April, 2025.

Affiant Signature
Date 4/29/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

