WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268659 DEEDWARR
05/05/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $9,083.50
20250505-0034779

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,455,000.00.

Affiant

Subscribed and sworn to me on 04/30/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Isaacs Alexandra Isaacs 905 Robertson Academy Rd Nashville, TN 37220	United Community Bank P O Box 670 Blairsville, GA 30514	132 13 0 086.00

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, Charles B. McMahan and wife, Joyce R McMahan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto David Isaacs and Alexandra Isaacs, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 40 on the Plan of Oak Hill Valley, of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Frank E Neal, Ill and wife, Mary B. Neal by Warranty Deed from William E. Mullins and wife, Ann B. Mullins, of record in Book 7332, Page 57, re-recorded in Book 7335, Page 977, and re-recorded in Book 8011, Page 297, Register's Office for Davidson County, TN.

Further being the same property conveyed to Charles B. McMahan and wife, Joyce R McMahan by Warranty Deed from Frank E Neal, Ill and wife, Mary B. Neal, of record in Book 11249, Page 99, Register's Office for Davidson County, Tennessee, dated December 4, 1998 and recorded on December 11, 1998.

This is improved property known as 905 Robertson Academy Rd, Nashville, TN 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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 successors 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 hand and official seal on 04/30/25.

Charles B. McMahan

Joyce R. McMahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/30/25, before me personally appeared Charles B. McMahan and Joyce R. McMahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/30/25.

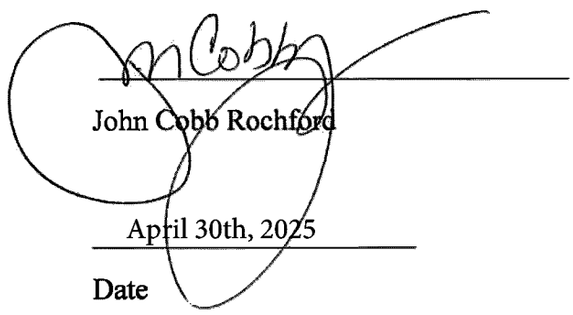
NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-8-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 30th, 2025.



John Cobb Rochford

April 30th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 30th, 2025.



Brooke Sobo

My commission expires: 9/8/25

