This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5983-TM

Karen Johnson Davidson County
Batch# 1275308 DEEDWARR
05/20/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250520-0039567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon Liam St. John 246 Emmitt Avenue Madison, TN 37115	Modern Mortgage Lending, Inc. 28999 Old Town Front Street, Suite 103 Temecula, CA 92590	051 08 0 069.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael McDowell and Cicely McDowell, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Shannon Liam St. John, a single man** (individually and/or collectively, "Grantee"), 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. 19 and the Southwesterly part of Lot No. 20, Block "I", REVISED PLAN OF POWER AND ROTH, MADISON PARK SUBDIVISION, as of record in Plat Book 843, Page 7, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the Southerly side of Emmitt Avenue and runs back between parallel lines, 200 feet to a dead line.

Said part of Lot No. 20 is described as follows: Beginning at a point in the Southerly margin of Emmitt Avenue, the Northerly common corner of Lots Nos. 19 and 20; thence with the line between said two lots in a Southerly direction, 200 feet to a point, the Southerly common corner of said Lots Nos. 19 and 20; thence Easterly with the rear boundary line of Lot No. 20, 30 feet to a point; thence Northerly 202.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael McDowell and Cicely McDowell, husband and wife, by Warranty Deed from Exit Properties General Partnership, a Tennessee General Partnership, of record in Instrument No. 20210224-0022843, in the Register's Office of Davidson County, Tennessee, dated February 18, 2021, and recorded on February 24, 2021.

This is improved property located at: **246 Emmitt Avenue, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2025.

GRANTOR:

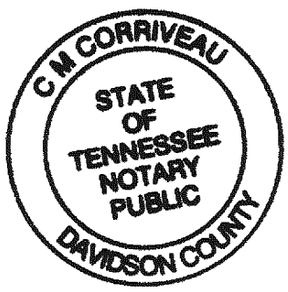
Michael McDowell

Cicely McDowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael McDowell and Cicely McDowell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of May, 2025.



Notary Public
My Commission expires: 01/22/2029

I, Kirsten Virden, 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 5/19/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/19/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

