Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550847

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $449,000 00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2025.

Notary Public
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1277480
05/27/2025 10 35 08 AM
Fees $13 00 Taxes $1,661 30

Davidson County
DEEDWARR
2 pgs

20250527-0041294

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information·
Ritchie McKay and Julie McKay and Elena Anne McKay 1907 Quarry Rd Lynchburg, VA 24503	New Owner	Tax Parcel ID No 116-03-0F-045 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Humphries, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ritchie McKay and Julie McKay, husband and wife, and Elena Anne McKay, unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Unit No. 242 , on the Plan of Phase II Westchase, of record in Plat Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium , a horizontal property regime established by Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677, Register's Office .

Being the same property conveyed to R PRESTON HUMPHRIES AKA ROBERT P. HUMPHRIES, by deed from EVA M. LEMEH, TRUSTEE FOR THE BANKRUPTCY ESTATE OF BLACKROCK INVESTMENTS, LLC, of record in Instrument No. 20130402-0032158, dated March 29, 2013, said Register's Office

R PRESTON HUMPHRIES AKA ROBERT P. HUMPHRIES died intestate on or about September 23, 2024. Upon his death, the subject property passed to his only heir at law, his father, ROBERT J. HUMPHRIES, JR as evidenced by Affidavit of Heirship of record in Instrument No. 20250527-0041293, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 116-03-0F-045 00 CO.

Matters shown on the Plan of record in Book 6250, page 43, said Register's Office.

Master Deed for Westchase Condominium of record in Book 6097, page 266, and amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

This is improved property located at 242 Westchase Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of May, 2025.

Robert J. Humphries, Jr.

STATE OF South Carolina)

COUNTY OF Anderson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Humphries, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2025.

Glenda Smith
Notary Public

GLENDA SMITH
Notary Public
State of South Carolina
My Commission Expires Apr 20, 2031

My Commission Expires: 4-20-2031