Karen Johnson
Batch # 1278165
05/27/2025 02 38 45 PM
Fees $18 00 Taxes $2,516 00

Davidson County
DEEDWARR
3 pgs

20250527-0041472

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-C-25-321

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox, PLLC 3811 Bedford Avenue Suite 201 Nashville, Tennessee 37215 FTEC File No. 38656-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2025. Notary Public My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information.
Matthew P McQueen Rowan McKenzie Lang 321 Elberta Street Nashville, TN 37210	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave Chicago, IL 60613	Map and Parcel No. 119 05 0 173.00

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, Mallory Christine McIlwain, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Matthew P McQueen and Rowan McKenzie Lang, Husband and Wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 321 Elberta Street, Nashville, TN 37210.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Shane Miller, spouse of Mallory Christine McIlwain N/K/A Mallory McIlwain Miller, joins in the execution of this instrument for the express purpose of conveying to Grantees all of his interest, marital or otherwise, in the subject property.

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 the 22nd day of May, 2025.

GRANTOR:

Mallory Christine McIlwain

Shane Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mallory Christine McIlwain and Shane Miller, 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 22nd day of May, 2025.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 3, of Block 27, on the MAP OF RE-SUBDIVISION OF PART OF CUMBERLAND NURSERIES, as shown on plat of record in Plan Book 161, Page 166, Register's Office for Davidson County, described as follows:

Beginning at a point 92 feet East of the Northwest margin of Lot No. 3, running thence South parallel with the Western margin of Lot No. 3, 187.5 feet to the North line of Lot No. 7; thence with the North line of Lot No. 7 East 70 feet to a point; thence North 187.5 feet to the South margin of Elberta Street, 70 feet to the beginning.

Being the same property conveyed to Mallory Christine McIlwain, by Warranty Deed from George Michael McIlwain, of record in Instrument No. 20160208-0012168, in the Register's Office of Davidson County, Tennessee, dated January 29, 2016 and recorded on February 08, 2016.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2024 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF RE-SUBDIVISION OF PART OF CUMBERLAND NURSERIES, as recorded in Plat Book 161, Page(s) 166.