WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1280677 DEEDWARR
06/03/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250603-0043321

File No. SG-25-9920

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gage Pitchford	New Owner	
(NAME)	(NAME)	
2401 Underwood Street	Same As	081-14-0-168.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Fenn E. Trehy, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gage Pitchford a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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 7 on the Revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 54 feet on the south side of Underwood Street and runs back 128.5 feet on the west line and 125 feet on the east line, to a dead line in the rear measuring 72 feet thereon

Being the same property conveyed to Keith Trehy, a single person by Warranty Deed from Victoria Mitchell, a married woman, and Tracy Randolph, by and through her Conservator Brenda Randolph of record in Instrument No. 20240805-0059064 Register's Office for Davidson County, Tennessee, dated August 02, 2024 and recorded on August 05, 2024.

Being the same property conveyed to Fenn E. Trehy, unmarried by Warranty Deed from Keith Trehy married and joined by his spouse, Julia Trehy of record in Instrument No. 20250107-0001189 Register's Office for Davidson County, Tennessee, dated December 31, 2024 and recorded on January 07, 2025.

This is property more commonly known as 2401 Underwood Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs 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/our hand this 29th day of May, 2025.

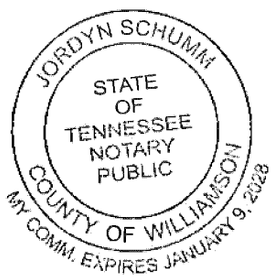
Fenn E. Trehy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2025, before me personally appeared Fenn E. Trehy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2025.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Spencer Gross, 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 **May 29th, 2025**.

Affiant Signature

May 29th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
2nd day of **June**, 20**25**.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

