RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-30592-25

Karen Johnson Davidson County
Batch# 1281562 DEEDWARR
06/05/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20250605-0044089

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Michael D. McGrady
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June 2025

Brendon Lewis
NOTARY PUBLIC

My commission expires: 9-8-2025

BRENDON LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. McGrady 936 Todd Preis Drive, Nashville, TN 37221	Same address as new owner	142-05-0D-030-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($349,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN M. HERNDON AND NANCY L. HERNDON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL D. MCGRADY, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E404, together with the carport designated No. E404-C of River Plantation, Section Four, Phase One, a Condominium, a Horizontal Property Regime as shown on the Plan of River Plantation, Section Four, Phase One, Condominium Apartments, of record in Book 4860, Pages 17-19, as amended in Book 4860, Pages 107-109, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen M. Herndon and Nancy L. Herndon, husband and wife, from Joni J. Wilson, Trustee of The Billy J. Justice Residence Trust by Warranty Deed dated October 11, 2017, and recorded October 16, 2017, in Instrument Number 20171016-0105629, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 936 Todd Preis Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23RD day of May, 2025

GRANTOR(S)

Stephen M. Herndon

Nancy L. Herndon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Stephen M. Herndon and Nancy L. Herndon, 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 and seal, this the 23RD **day of** May, 2025.

Notary Public

Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Tennessee Certification of Electronic Document

I, John Cobb Rochford, 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 June 4, 2025.

Signature 06/04/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 4th day of June, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202506050044089