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

CRT File No. 250651159

Karen Johnson Davidson County
Batch # 1292368 DEEDWARR
07/01/2025 11 41 09 AM 2 pgs
Fees $13 00 Taxes $6,105 00

20250701-0051820

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2025.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William B. Williford 4317 Signal Hill Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 15 0 085.00

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, **Robert T. McDugald and Janette R. McDugald, Trustees of The Robert T. and Janette R. McDugald Trust dated February 15, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William B. Williford, married**, ("Grantees"), their 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 Lot No. 5 and the Westerly 5 feet of Lot No. 6, Block 9, on the Map of RE-SUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed, Robert T. McDugald and Janette R. McDugald, Trustees of The Robert T. and Janette R. McDugald Trust dated February 15, 2012, by Quitclaim Deed from Robert T. McDugald and wife, Janette R. McDugald, of record in Instrument No. 20180102-0000453, in the Register's Office of Davidson County, Tennessee, dated December 21, 2017, and recorded on January 02, 2018.

Being the same property conveyed to Robert T. McDugald and wife, Janette R. McDugald, by Warranty Deed from Victor E. Salvino and Kimberly A. Salvino, husband and wife, of record in Instrument No. 20160620-0062330, in the Register's Office of Davidson County, Tennessee, dated June 02, 2016, and recorded on June 20, 2016.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, as recorded in Plat Book 547, Page(s) 167.

Easement for Sanitary Sewer, recorded in Book 5787, Page 219.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4317 Signal Hill 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 24 day of June, 2025.

The Robert T. and Janette R. McDugald Trust

BY: Robert T. McDugald, Trustee

BY: Janette R. McDugald, Trustee

STATE OF CA)
COUNTY OF SHASTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert T. McDugald and Janette R. McDugald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for The Robert T. and Janette R. McDugald Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by ~~the maker,~~ to execute this instrument on behalf of the maker.

Witness ~~my hand, at office,~~ this 24 day of June, 2025.

Notary Public

My Commission Expires: 5-6-27

SHIRLEY BAILEY
Notary Public - California
Shasta County
Commission # 2443647
My Comm. Expires May 6, 2027