WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Gleaves	New Owner	05906004000
(NAME)	(NAME)	
737 Troy Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1293816 DEEDWARR
07/03/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250703-0052865

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomeka Francesca McCall and husband Perry McCall** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Gleaves, a single man,** hereinafter called the GRANTEES, 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. 34 on the Plan of Ewing Valley, Section I of record in Plat Book 4300, Page 167, in the Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Helen M. Howard, an unmarried woman, by deed from Shaunda Smith Robinson, married, of record in Instrument Number 20180313-0023826. Helen M. Howard having died leaving Terrance Ramon Howard, Darryl Lamante Howard, Torrey Benov Howard, and Thomeka Francesca Howard as her devisees under a non-probated Last Will and Testament and her only heirs-at-law under intestate succession. Ramon Howard, Darryl Lamante Howard, and Torrey Benov Howard having conveyed their interest to Tomeka Francesca McCall f/k/a Tomeka Francesca Howard, by deed recorded in Instrument Number 20240226-0012780.

Perry McCall joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 737 Troy Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 14th day of May, 2025.

Thomeka Francesca McCall

Perry McCall

State of Tennessee
County of Davidson

Personally appeared before me Thomeka Francesca McCall and Perry McCall, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2025.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 17611

Certificate of Authenticity

I, Holly A. Mason, 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 July 2, 2025.

Affiant Signature

7/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

