This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1298592 DEEDWARR
07/18/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20250718-0056661

WARRANTY DEED

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, WE, **RACHEL E. MCCANN AND JOSHUA O. GRAY, WIFE AND HUSBAND**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN MCNAMARA and ASHTON RENE POTTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33, BLOCK "A" ON THE PLAN OF INGLEWOOD GOLF CLUB SUBDIVISION, OF RECORD IN PLAT BOOK 843, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RACHEL E. MCCANN AND JOSHUA O. GRAY, WIFE AND HUSBAND, BY WARRANTY DEED FROM JANICE L. ELIZONDO (FKA JANICE L. SHEARON) AND JOSE LUIS ELIZONDO, DATED OCTOBER 25, 2018 OF RECORD IN INSTRUMENT NO. 20181105-0109352, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1429 SHELTON AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 17 day of July, 2025.

Rachel E. McCann

RACHEL E. MCCANN

Joshua O. Gray

JOSHUA O. GRAY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, RACHEL E. MCCANN and JOSHUA O. GRAY, the within named bargainors, 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.

DONE at offices in Nashville (City), Tennessee (State), on this the 17th day of July, 2025.

Edward Faria

Notary Public
My Commission Expires: 1-22-2029

Online Notary Public
My Commission Expires
Jan 22 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$ 489,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2025.

NOTARY PUBLIC
My commission expires _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Address New Owner(s) as follows:
SEAN MCNAMARA and ASHTON RENE POTTER
1429 SHELTON AVENUE
NASHVILLE, TN 37216

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 072-04-0/034.00

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I Adde Dilworth, 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 17, 2025**.

Date

Affiant Signature **07/17/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **17th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY