BOX 10-A

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32247-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1311614 DEEDWARR
08/19/2025 09:55:25 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20250819-0066090

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

X Cassandra Trabucco McDade
AFFIANT

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of August, 2025

NOTARY PUBLIC My Commission Expires 10/4/27

My commission expires: _____

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
Justin & Cassandra McDade 4822 Milner Drive Nashville, TN 37211	FirstBank 722 Columbia Avenue Franklin, TN 37064	147-06-0-118.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($570,000.00) 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, **TROY JOHN THOMPSON AND WIFE, KELLY THOMPSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN EUGENE MCDADE AND CASSANDRA TRABUCCO MCDADE, HUSBAND AND WIFE**, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 15 on the Plan of Section One (Revised) Caldwell Hall, of record in Book 2900, pages 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelly Thompson and Troy John Thompson from Music City Holdings, LLC, a Texas limited liability company, by Special Warranty Deed dated June 18, 2024 and recorded June 24, 2024 in Instrument #20240624-0046853, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, from John A. Sharp, Jr., and Suzanne Hatcher, sole heirs of John A. Sharp, by Warranty Deed dated June 17, 2024 and recorded June 21, 2024 in Instrument #20240621-0046720, said Register's Office.

Being the same property conveyed to John A. Sharp and wife, Betty N. Sharp, from Orville E. Eichhorst and wife, Vashtie W. Eichhorst, by Warranty Deed dated February 25, 1970 and recorded March 13, 1970 in Book 4403, page 814, said Register's Office. The said Betty N. Sharp having died June 10, 2023, leaving John A. Sharp as surviving tenant by the entirety. The said John A. Sharp having died, intestate, October 17, 2023, leaving John A. Sharp, Jr., and Suzanne Hatcher as his sole heirs-at-law; see Affidavit of Heirship

of record in Instrument #20240621-0046719.

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 improved property, known as: 4822 Milner Drive, Nashville, TN 37211

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 OUR HANDS, this 1st day of August, 2025

GRANTOR(S)

Troy John Thompson

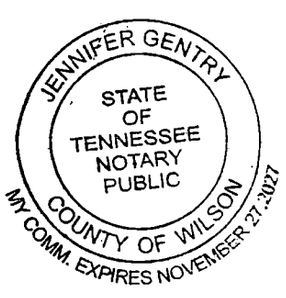
Kelly Thompson

Kelly Thompson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Troy John Thompson and Kelly Thompson, 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 1st day of August, 2025.



Notary Public

Jennifer Gentry

Printed Notary Name

My commission expires: 11/27/2027