WARRANTY DEED

Karen Johnson Davidson County
Batch# 1312911 DEEDWARR
08/20/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250820-0066783

File No. CR-25-10722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordy McNab	New Owner	
(NAME)	(NAME)	126-00-0-060.01
7910 McCrory Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **William Ronald Travis II and wife, Shawna B. Travis**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordy McNab, a single person**, HEREINAFTER CALLED THE GRANTEE, 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 part of the Dower Tract of Mrs. Sallie Newsom, of record in Min. Book "J", page 225; County Court Clerk's Office for said County, and of record in Book 161 page 18, of the Register's Office for said County and described according to a copy of a survey made by Stephen A. Draper, Surveyor, November 24, 1952, and revised January 31, 1953, as follows:

Beginning at a point in the center line of McCrory Lane, at the northwest corner of a tract of land conveyed to Robert E. L. Travis and wife, by deed from R. L. Farrar and wife, of record in Book 2135, page 591, Register's Office for said County; thence along said Travis' north line and along the north line of a drive, north 74 degrees 15' east 318 feet to an iron pin and stake near the east terminus of said drive; thence north 76 degrees 25' east 145.3 feet to a 10-inch hackberry; thence north 67 degrees 30' east 237 feet to a 10-inch ash; thence north 38 degrees 30' west 32 feet to an 8-inch elm; thence north 37 degrees east 77 feet more or less to the center line of Harpeth River; thence with the center line of same, north 53 degrees west 766 feet to a point in the center line of a bridge crossing said river, in the center line of McCrory's Lane; thence with the center line of said Lane, south 28 degrees west 232 feet to a point, and continuing with the center of said lane, southerly along a curve 623 feet to the beginning, containing 9.61 acres, more or less.

Included in the above description but expressly, EXCLUDED from conveyance is portion of property previously conveyed in Book 7620, Page 6, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to Lawrence J. Schaad and wife, Anne E. Schaad by Warranty deed from R. Lynn Farrar and wife, Louise Parkes Farrar of record in Book 3785, page 914, Register's Office for Davidson County, Tennessee, dated June 26, 1964 and recorded on July 02, 1964.

Lawrence J. Schaad subsequently died on or about November 3, 2009, thereby vesting ownership into Anne E. Schaad as surviving tenant by the entirety.

Being a portion of the same property conveyed to Anne E. Schaad, Trustee, and her successors in trust of the Anne E. Schaad Trust dated 11/18/2008, as amended and restated on 07/31/2013 by Quitclaim Deed from Anne E. Schaad of record in Instrument No. 20130806-0082386 Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on August 06, 2013.

Anne E. Schaad subsequently died on or about August 16, 2023, and the Trustee pursuant to Article 3 of the Trust Agreement is Amy W. Martell.

Being a portion of the same property conveyed to William Ronald Travis II and wife, Shawna B. Travis by Quitclaim Deed from Amy W. Martell, as Trustee of the Anne E. Schaad Trust dated 11/18/2008, as amended of record in Instrument No. 20231121-0090642 Register's Office for Davidson County, Tennessee, dated November 13, 2023 and recorded on November 21, 2023.

This is property more commonly known as 7910 McCrory Lane, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 20th day of August, 2025.

William Ronald Travis, II

Shawna B. Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2025, before me personally appeared William Ronald Travis, II and Shawna B Travis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2025.

BRANDON LISTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Notary Signature
My commission expires:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **August 20, 2025**.

Date

Affiant Signature

8/20/25

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027