WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher McNinch and William McNinch	New owner	096-09-0-065.00
(NAME)	(NAME)	
2709 Emery Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1317989 DEEDWARR
09/04/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250904-0070520

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Mary E. Deason, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Christopher McNinch, an unmarried man, and William McNinch, a married man, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 13 on the plan of Meadowview Acres as shown on plat of record in Book 2133, page 50, Register's office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said lot fronts 75 feet on the southerly side of Emery Drive and runs back between lines, 230.7 feet on the easterly line between lot Nos. 13 and 14; and 187.6 feet on the westerly line between lot Nos. 13 and 12 to a deadline in the rear on which it measures 108 feet thereon.

Being the same property conveyed to Sam T. Deason, Jr., and wife, Mary E. Deason by Warranty Deed from Merlin Ross Hunt and wife, Eva M. Hunt, dated 08/17/1970, of record in Book 4440, Page 986, Register's Office for Davidson County, Tennessee.

The said Sam T. Deason, Jr. died on 05/03/2024, leaving the said Mary E. Deason the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2709 Emery Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2693189
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of August, 2025.

Mary E. Deason

Mary E. Deason

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Deason, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of August, 2025.

Tracey Trumphour

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Joshua A. Terry, 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 28 2025.

Affiant Signature – Joshua A. Terry

September 2nd 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on September 2nd 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27