Karen Johnson Davidson County
Batch# 1320242 DEEDWARR
09/09/2025 11:33:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20250909-0072014

WARRANTY DEED

SAMANTHA WHITTAKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-29-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of September, 2025.

(Affix Seal) Notary Public

My Commission Expires: 1-29-28

2025-08-3247

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Omer 1915 Fatherland Street Nashville, TN 37206	NEW OWNER	Map/Parcel 083-14-0-166.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marion McCord, unmarried, and William Dalton Wood, II, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John Omer, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 26 and the easterly 40 feet of Lot No. 27, Block C on the Plan of Priest Home Place Subdivision of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot 26 and the easterly part of Lot 27 front together 50 feet on the northerly side of Vansinderin Street, now known as Fatherland Street, and extends back between parallel lines160 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Clyde F. McCord and Mary Louise McCord, his wife by Deed from The Metropolitan Life Insurance Company, A Corporation organized and existing under the laws of the state of New York of record in Book 1113, Page 662, Register's Office for Davidson County, Tennessee, dated January 11, 1940 and recorded on February 02, 1940. Clyde F. McCord and Mary Louise McCord are both deceased. Title is vested in William Dalton Wood, II and Marion McCord as the surviving heirs at law. See Affidavit of Heirship of record in Instrument No. 20240830-0066942, Register's Office for Davidson County, Tennessee. Frank Ross Brazil has been appointed as Conservator for Marion McCord in accordance with the Court Order entered and dated May 19, 2025, in the Circuit Court of Davidson County, Tennessee, (Probate Division) Docket No. 25P586.

The subject property was never the principal residence of William Dalton Wood, II or his spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1915 Fatherland Street, Nashville, TN 37206.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 4th day September, 2025.

Frank Ross Brazil, as Conservator for Marion McCord

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, personally appeared Frank Ross Brazil, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Conservator for Marion McCord, the within bargainor, and that he as such Conservator, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Conservator for Marion McCord.

Witness my hand, at office, this 4 day of September, 2025.

Notary Public

My commission expires: _____

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

William Dalton Wood, II
Signed with Stavvy

William Dalton Wood, II

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication William Dalton Wood, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he has electronically executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2025.

Michael Ferrence
Signed with Stavvy

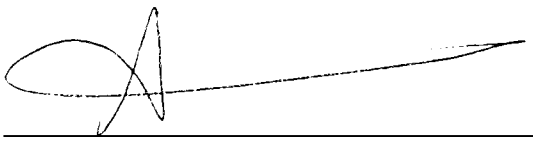
Notary Signature
My commission expires: 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 09/05/2025.



Affiant Signature — Date: 09/05/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/05/2025.



Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

