20251356R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this the 12th day of September, 2025. Notary Public My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-10-2027

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 1322672 DEEDWARR
09/16/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250916-0073633

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kelsey Strothmann	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	**161-11-0C-025-00**
367 Yorkshire Circle	**408 Highway 76**	
Nashville, TN 37211	**White House, TN 37188**	

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, WE,

Meredith S. McGinnis, unmarried and Michelle E. McGinnis, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelsey Strothmann, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. E-504, on the Resubdivision of Lot No. 2, Phase IV, on the Plan of The Villages of Brentwood, a Planned Unit Development, of record in Plat Book 6900, Page 614, Register's Office of Davidson County, Tennessee, to which plat/parcel reference is hereby made for a more particular description.

Being the same property conveyed to Meredith S McGinnis, unmarried and Michelle E McGinnis, unmarried as joint tenants with right of survivorship by Warranty deed from Sandra L Packer, unmarried of record in Instrument No. 20170727-0076228 Register's Office for Davidson County, Tennessee, dated 7/24/2017 and recorded on 7/27/2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X___) unimproved (____) property known as 367 Yorkshire Circle, Nashville, TN 37211.

[signatures appear on the following page]

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), their heirs and 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), 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 HANDS EFFECTIVE AS OF 12th day of September, 2025:

M.M.S. By M.M.S.
ATTORNEY in FACT

Meredith S. McGinnis by Michelle McGinnis, Attorney-In-Fact

M.M.S.

Michelle E. McGinnis

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, and Michelle McGinnis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Meredith S. McGinnis ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 12th day of September, 2025.

My Commission Expires: 7/25/29

Notary Public

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Michelle E. McGinnis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12th day of September, 2025.

My Commission Expires: 7/25/29

Notary Public

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of September, 2025.

Affiant Signature
Date 9/12/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

