Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1324042
09/18/2025 12:13:36 PM
Fees: $13.00 Taxes: $1,616.90

Davidson County
DEEDWARR
2 pgs

20250918-0074660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $437,000.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2025.

Notary Public
My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

File No.: 2025-1193

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zachary Townsend and Malia Sweeney	New Owner	
1239 McAlpine Ave Nashville, TN 37216		061-16-0-017.00

WARRANTY DEED

For and in 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, we

Hayden Renfrow and Mary Callie Hobbs Renfrow, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Malia Sweeney, a single woman and Zachary Townsend, a single man, as tenants in common with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 14 on the Map of Chappell's Subdivision of Lots 21, 23, 25, 27, 29, 31, 33, 35 & 37, Monte Vista, of record in Book 1130, Page 11, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the northerly side of McAlpine Avenue and runs back between parallel line 170 feet to a dead line.

Being the same property conveyed to Mary Callie Hobbs Renfrow and Hayden Renfrow, wife and husband by Warranty Deed from Ricky L. George and wife, Jessica L. George of record in Instrument No. 20201214-0147170 Register's Office for Davidson County, Tennessee, dated December 09, 2020 and recorded on December 14, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is _✓_ improved _____unimproved property and the address of the herein described property is believed to be 1239 McAlpine Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 12th day of September, 2025.

Hayden Renfrow

Mary Callie Hobbs Renfrow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of September, 2025, before me personally appeared Hayden Renfrow and Mary Callie Hobbs Renfrow, 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 12th day of September, 2025.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
POST RECORDING
RUDY TITLE & ESCROW LLC
608 SHELBY AVENUE
NASHVILLE, TN 37206