Karen Johnson Davidson County
Batch# 1324165 DEEDWARR
09/19/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $4,832.20
20250919-0074840

2025-0913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1449

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Distinctive Design Homes, Inc.	Distinctive Design Homes, Inc.	117-13-0B-006.00-CO
(NAME)	(NAME)	
135 Abbottsford	135 Abbottsford	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Six Thousand And No/100 Dollars ($1,306,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL LEE MCNALLY, SR., TRUSTEE OF THE MICHAEL & JEAN ANN MCNALLY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MICHAEL LEE MCNALLY, SR. AND JEAN ANN MILLER MCNALLY DATED FEBRUARY 17, 2022,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DISTINCTIVE DESIGN HOMES, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Lot No. 135 on the Plat of Phase One of Abbottsford, a Planned Unit Development as of record in Plat Book 6250, Pages 419 through 421, as amended in Book 6771, Page 683, and corrected by Surveyor's Certficate of Correction of record in Book 6800, Page 164, in the Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Lee McNally and wife, Jean Ann McNally by Warranty Deed from Stephen L. Neuman and wife, Gail O. Neuman of record in Instrument No. 200011080111152, Register's Office for Davidson County, Tennessee, dated November 06, 2000 and recorded on November 08, 2000.

Being the same property conveyed to Michael Lee McNally, Sr. and/or Jean Ann Miller McNally, Trustees of the Michael & Jean Ann McNally Living Trust, established by the Revocable Trust Agreement of Michael Lee McNally, Sr. and Jean Ann Miller McNally dated February 17, 2022, as amended and restated from time to time by Quitclaim Deed from Michael Lee McNally, Sr. and wife, Jean Ann Miller McNally of record in Instrument No. 20220330-0036724, Register's Office for Davidson County, Tennessee, dated February 17, 2022 and recorded on March 30, 2022. See Scrivener's Affidavit of Correction Recorded Instrument No. 20220825-0095837, Register's Office for Davidson County, Tennessee.

Jean Ann Miller McNally, having since died on September 14th, 2022, leaving Michael Lee McNally, Sr. as sole Trustee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 135 Abbottsford, Nashville, TN 37215

(House No.)(Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 18th day of Sept, 2025.

Michael Lee McNally, Sr., Trustee of the Michael & Jean Ann McNally Living Trust, established by the Revocable Trust Agreement of Michael Lee McNally, Sr. and Jean Ann Miller McNally dated February 17, 2022.

BY: Michael Lee McNally
Michael Lee McNally, Sr., Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael Lee McNally, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be theTrustee of the Michael and Jean Ann McNally Living Trust dated February 17th, 2022, the within named bargainor, as Trust, Michael Lee McNally, Sr., being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustee of said Trust.

Notary Public
My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 18th day of September, 2025

K. Thomas Sidwell
Date: 9-18-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 18th day of September, 2025

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

