39B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952279** Karen Johnson Davidson County Batch # 1330285 **DEEDWARR** 10/03/2025 02 31 49 PM 2 pgs Fees $13 00 Taxes $3,015 50 20251003-0079153	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. PARKER Affiant Subscribed and sworn to before me, this 2nd day of October, 2025. Notary Public My Commission Expires: 5/13/26 ANGELA PRESTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Parker Yates McAnnally and Emily Yearout McAnnally 1201 Calvin Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 05 0 312.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alistair Newbern, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parker Yates McAnnally and Emily Yearout McAnnally, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 13 of Block "B" on the Plan of F.O.BEASLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alistair Newbern, A Single Woman, by Warranty Deed from Donald Aaron Reaville and Mary Grace Gibb Reaville, Husband and Wife, of record in Instrument No. 20130124-0007993, in the Register's Office of Davidson County, Tennessee, dated January 22, 2013, and recorded on January 24, 2013.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of F.O.BEASLEY'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 85.

This is improved property located at 1201 Calvin Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2025.

Alistair Newbern

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alistair Newbern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2025.

Notary Public
My Commission Expires:

