Karen Johnson Davidson County
Batch# 1331161 DEEDWARR
10/07/2025 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20251007-0079987

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2025.

Notary Public

My commission expires: 1/24/28

(Notary Stamp)

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kenneth F. Meagher, Jr. and Lyndsay T. Meagher	Same as new owner	116-08-0-011.00
3511 Woodmont Lane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Benjamin John Pinkerton and Deanna Soria Pinkerton, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kenneth F. Meagher, Jr. and Lyndsay T. Meagher

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the South part of Lot 6 , Block B, as shown on the map entitled Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 6 fronts 140.7 feet on the Westerly margin of Woodmont Lane and extends back 208.6 feet on the Southerly line and 196 feet on the Northerly line to a line in the rear which measures 111.8 feet thereon.

Being the same property conveyed to Benjamin John Pinkerton and Deanna Soria Pinkerton, husband and wife by Warranty Deed from Michael Kristofer Zoldos and Emilie Amaro Zoldos, fka Emilie Jeanne Amaro, husband and wife of record in Instrument No. 20220509-0052794 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 09, 2022.

This is improved property known as **3511 Woodmont Lane, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of October, 2025.

Benjamin John Pinkerton

Deanna Soria Pinkerton

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Benjamin John Pinkerton and Deanna Soria Pinkerton, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of October, 2025.

Notary Public
My Commission Expires: March 26, 2029

Lenders Title Company File No. 25-001184-626

LORI HAYASHI
Notary Public - California
Los Angeles County
Commission # 2513064
My Comm. Expires Mar 26, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/3/25 (date of document).

Jennifer L. Pennell

10/7/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/7, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

