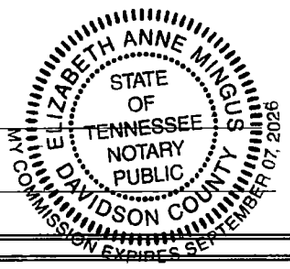
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250852006** Karen Johnson Davidson County Batch # 1337525 **DEEDWARR** 10/23/2025 02 34 48 PM 2 pgs Fees $13 00 Taxes $3,108 00 20251023-0084593	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Affiant Subscribed and sworn to before me, this 17th day of October, 2025. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner: Anne Wagner and Paul Wagner 1123 Granada Ave Nashville TN 37206	Send Tax Bills To: Renasant Bank Po Box 4140 Tupelo, MS 38803	Tax Information: Tax Parcel ID No. 083-01-0-367.00

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, **Boyd McLean and Susan McLean, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anne Wagner and Paul Wagner, wife and husband**, ("Grantees"), their 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. 31 on the Plan of J. B. Hancock's East End Addition of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 31 fronts 50 feet on the Northerly side of Granada Avenue, formerly Grand Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Boyd McLean and Susan McLean, husband and wife by Warranty Deed from Vita Dennis, a single woman and Christine E. Hastings, a single woman of record in Instrument No. 20170112-0003772 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 12, 2017.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.

This is improved property located at 1123 Granada Ave 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, Grantors have executed this instrument on this 16th day of October, 2025.

Boyd McLean

Susan McLean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 16th day of October, 2025.

Notary Public

My Commission Expires: _____

