Karen Johnson Davidson County
Batch# 1340345 DEEDWARR
10/30/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20251030-0086562

WARRANTY DEED

(SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38908

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TL-0613-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Douglas Williams, III and Abigail Mashburn Williams	**Old National Bank**	
(NAME)	(NAME)	
613 River Rouge Drive	**One Main Street**	**090 15 0 013.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Evansville, IN 47708**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KATHRYNE A. MCNAIR (F/K/A KATHRYNE E. ACKELL) AND JAMES MALCOLM MCNAIR, III, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SAMUEL DOUGLAS WILLIAMS, III AND ABIGAIL MASHBURN WILLIAMS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 648 on the Plan of CHARLOTTE PARK, SECTION TEN of record in Plat Book 2900, Page 78, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 648, which is a corner lot, fronts 46.8 feet on the Westerly margin of River Rouge Drive and fronts 120.4 feet on the Southerly margin of Sunliner Drive, said frontages being joined by a curve having a length of 29.5 feet, and extends back 127.3 feet on the Southerly line and 104.5 feet on the broken Westerly line to a point of intersection.

Being the same property conveyed to Kathryne E. Ackell, an unmarried woman and James Malcolm McNair, III, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from King Keystone Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190327-0027474 in the Register's Office of Davidson County, Tennessee, dated March 25, 2019, and recorded on March 27, 2019. The said Kathryne E. Ackell and James Malcolm McNair, III having since marreid, and Kathryne E. Ackell is now known as Kathryne A. McNair.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION TEN, as recorded in Plat Book 2900, Page(s) 78.
* Charter for Charlotte Park Owners Association recorded as Instrument No. 20200710-0075846.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: 613 River Rouge Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th day of October, 2025.

Kathryne A. McNair

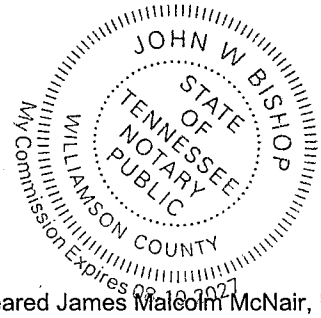
James Malcolm McNair, III

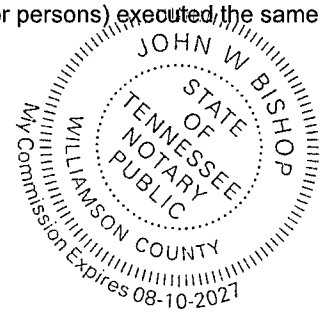
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2025, before me personally appeared Kathryne A. McNair, 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 29th day of October, 2025.

Notary Signature
My commission expires:



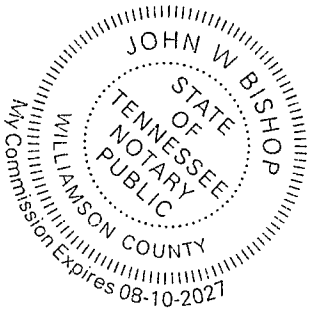


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2025, before me personally appeared James Malcolm McNair, III, 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 29th day of October, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 October 29, 2025 (date of document).

Affiant Signature

10 / 30 / 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029