WARRANTY DEED

Karen Johnson Davidson County
Batch# 1342278 DEEDWARR
11/05/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $971.25
20251105-0088267

JM-TAG-25-100

STATE OF TENNESSEE
COUNTY OF DAVIDSON PA ALLEGHENY CO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant DAVID GREENHALGH

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2025.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2029
Commission Number 1400134

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212		
ADDRESS NEW OWNER (S) AS FOLLOWS: **William Macedo**	SEND TAX BILLS TO: **Same As New Owner**	MAP / PARCEL NUMBER (S)
(NAME) **100 Minnette Ct**	(NAME)	**071-04-0-291.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **JEFFREY RYAN PICKER, MARRIED AND MICHAEL GREGORY PICKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM MACEDO,** 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 part of Lot 311, Shepardwood, Section 4, as of record in Book 5210, Page 159, Register's Office for Davidson County, Tennessee.

Said part of Lot 311 is also known as Lot No. 311B on the Resubdivision of Shepardwood Part 4, of record in Book 6250, Page 522, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Gregory Picker, an unmarried man and Jeffrey Ryan Picker, an unmarried man, as tenants in common with right of survivorship by Warranty Deed from Jaime Nelson, a married woman of record in Instrument No. 20220426-0047963 Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 26, 2022.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 5210, Page 159 and Plat Book 6250, Page 522, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4361, Page 11, and Book 5015, Page 356, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Minnette Ct, Nashville, Tennessee 37207**.

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 31st DAY OF OCTOBER, 2025.

Jeffrey Ryan Picker

Michael Picker

Michael Gregory Picker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of October, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 31st of October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

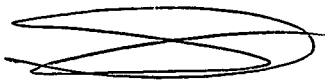
Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, DAVID GREENHALGH, 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 31, 2025 (date of document).



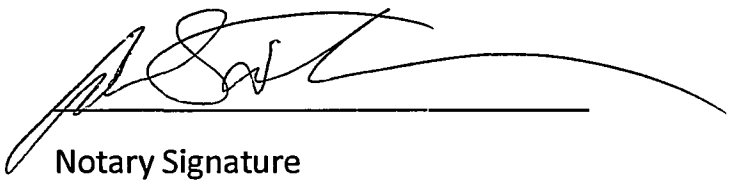
Affiant Signature

Date November 5th, 2025

STATE OF PENSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and Subscribed before me this 5th November, 2025



Notary Signature

My Commission Expires: 06-22-2029

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2029
Commission Number 1400134