Karen Johnson
Batch # 1342324
11/05/2025 03 31 39 PM
Fees $18 00 Taxes $1,239 50

Davidson County
DEEDWARR
3 pgs

20251105-0088327

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-FSR-25-2225B

Prepared By ~~& Return To:~~ City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-25-4831	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00 Riah K McGaughy Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of October, 2025 Notary Public My Commission Expires.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-04-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Riah Kyleigh McGaughy 2225 B 24th Ave N Nashville, TN 37208	TRUIST BANK 1001 SEMMESAVE. RICHMOND, VA 23224	~~081-02-2C-002.00-CO~~

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William Grant Pedley and Bethany Eschman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riah Kyleigh McGaughy, single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2225B, Homes at 2225 24th Avenue North, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2225 24th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170824-0087123, in the 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 William Grant Pedley and Bethany Eschman, husband and wife by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190123-0006413 Register's Office

for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 23, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2225 B 24th Ave N, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 27th day of October, 2025.

William Grant Pedley

William Grant Pedley

Bethany Eschman

STATE OF New York
COUNTY OF Clinton

On this 27th day of October, 2025, before me personally appeared William Grant Pedley and Bethany Eschman, 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, and office, this 27th day of October, 2025.

Notary Signature
My commission expires: 10/25/2027

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 27, 2025 (date of document).

Affiant Signature

Date October 27, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 27th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

