Karen Johnson Davidson County
Batch# 1347765 DEEDWARR
11/18/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20251118-0091993

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-25-11582

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Wilson Cadle, III and Debora Vieira Cadle	**New Owner**	
(NAME) 904 Fitzpatrick Rd	(NAME)	108-04-0-111.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 A. Hamilton and Shelby Harding, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Wilson Cadle, III and Debora Vieira Cadle, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 398 on the Plan of Larchwood, Section Four, of record in Plat Book 5800, Page 360, 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 Liam Mcleod, a married by Warranty Deed from Andrew T. Randall, married of record in Instrument No. 20211005-0133854 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 5, 2021.

Being the same property conveyed to William A Hamilton, A single person by Warranty Deed from Liam McLeod, A married man of record in Instrument No. 20240228-0013748 Register's Office for Davidson County, Tennessee, dated January 26, 2024 and recorded on February 28, 2024.

This is property more commonly known as 904 Fitzpatrick Rd, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 17th day of November, 2025.

William A. Hamilton

Shelby Harding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2025, before me personally appeared William A Hamilton and Shelby Harding, 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 17th day of November, 2025.

Notary Signature
My commission expires: 3-3-2026



Certificate of Authenticity

I, Alli Pinkston, 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 **November 17, 2025**.

Date

Alli P

Affiant Signature

11/18/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County