Karen Johnson Davidson County
Batch# 1348993 DEEDWARR
11/20/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20251120-0092933

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24415-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan McNair Kathryn M Knighton 2618 Miami Avenue Nashville TN 37214	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH, 44141	052 13 0 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Anne Marie Roberts, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan N. McNair, an unmarried man, and Kathryn M. Knighton, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), 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. 41 on the plan of WOODALE GROVE ANNEX of record in Plat Book 547, Page (s) 109 and 110, 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 no. 41 fronts 50 feet on the Southeasterly side of Miami Avenue and extends back between parallel lines 150 feet to a dead line.

There is included in the above described real property, but hereby expressly excluded therefrom, the following parcel of land sold to the metropolitan government of Nashville and Davidson County, Tennessee:

Beginning at a point, said point being the Northwest corner of lot no. 41 said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50-Feet to a point; said point being the Northeast corner of lot no. 41 thence Southerly along the Easterly margin of lot no. 41, 32 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue, 50 feet to a point in the Westerly line of lot no. 41; thence Northerly along the Westerly line of lot no. 41, 33 feet, more or less, to the point of beginning.

Being the same property conveyed to Anne Marie Roberts, an unmarried woman, by Quitclaim Deed from Harrison McHaney Roberts, an unmarried man and Anne Marie Roberts, an unmarried woman, who acquired title as husband and wife, of record in Instrument No. 20240510-0034399, in the Register's Office of Davidson County, Tennessee, dated April 25, 2024 and recorded on May 10, 2024.

This is improved property located at: **2618 Miami Avenue, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2025.

GRANTOR:

Anne Marie Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne Marie Roberts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of November, 2025.

Notary Public
My Commission expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202511200092933

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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.

Affiant Signature

20th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028