Karen Johnson Davidson County
Batch # 1350646 DEEDWARR
11/25/2025 10 24 24 AM 2 pgs
Fees $13 00 Taxes $1,297 78
20251125-0093950

This Instrument Prepared By
Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS OF NEW OWNER(S)
Richard W Ackerly, Trustee
15 Tamalpais Avenue
Belvedere, CA 94920

SEND TAX BILLS TO
Same

MAP/PARCEL
10804014700

WARRANTY DEED
IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, the undersigned, SHAWNN MCGUIRE, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto RICHARD W ACKERLY, TRUSTEE OF THE RICHARD W ACKERLY LIVING TRUST (2015) U/A/D AUGUST 31, 2015, hereinafter called the "Grantee"), his successors and assigns, the following described premises, to-wit

> LAND in Davidson County, Tennessee, being Lot No 335 on the Plan of Larchwood, Section 6, of record in Book 6250, page 235, Register=s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description
>
> Being the same property conveyed to Shawnn McGuire by deed from Richard W Ackerly of record as Instrument No 20230707-0052177, Register's Office for Davidson County, Tennessee
>
> This is improved property known as 913 Norwalk Drive, Nashville, TN 37214

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, his successors and assigns, forever, and the undersigned Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for taxes for the current and prior years; and the Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever

It is the express intention of the parties to this Deed that all liens and security interests created, represented or perfected by that certain Deed of Trust dated June 23, 2023 and recorded as Instrument No. 20230707-0052178, Register's Office for Davidson County, Tennessee, as assigned to Richard W Ackerly, Trustee of the Richard W Ackerly Living Trust (2015) U/A/D August 31, 2015 by instrument dated March 18, 2024 and recorded as Instrument No 20240403-0023237, said Register's Office (collectively, the "Mortgage") shall be retained by the Grantee and shall not be released or cancelled with the delivery of this Deed In no event shall the lien and security interest of the Mortgage or any of the other Loan documents against the Property merge with the fee title, but rather, shall remain at all times separate and distinct, notwithstanding any union of interest in the Grantee The lien held by the Grantee on the Property established by the Mortgage shall be and remain at all times a valid and continuous lien upon the Property until and unless said lien is released of record by the Grantee

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered this 24th. day of November, 2025.

Shawnn McGuire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of November, 2025

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires 11/19/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 350,750 00.

Affiant

Sworn to and subscribed before me on this 24th day of November, 2025

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 11/19/28