Karen Johnson Davidson County
Batch# 1351788 DEEDWARR
12/01/2025 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $13,930.50
20251201-0094923

WARRANTY DEED

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

File No. KS-25-11672

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th 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
William Fletcher and Rachelle Fletcher	NEW OWNER	
(NAME)	(NAME)	
1426 McGavock Pike		072-08-0-042.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Shelley Banas, Trustee of 1426 McGavock Trust, an Irrevocable Trust dated March 14, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Fletcher and Rachelle Fletcher, 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 further described as follows:

Beginning at a point in the Southern margin of McGavock Pike or Williams Perry Road, as now located, said point being 329.7 feet Easterly of the Easterly line of Lot No. 17 on the Plan of Waters Place, as of record in Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee; thence South 31 degree 45 minutes East 320 feet to a point; thence North 58 degrees 39 minutes 30 seconds East 120 feet to a point in the West line of a 4.5 acre tract of land conveyed to Tom P. Husband and wife, Addie Belle Husband, by the United States of America by deed of record in Book 1334, Page 47, in said Register's Office; thence North 31 degrees 45 minutes West, and along the West line of said 4.5 acre tract, 320 feet to a point in the Southerly margin of McGavock Pike or Williams Perry Road; thence along the Southerly margin of said Pike or Road South 58 degrees 30 minutes West 120 feet to the point of beginning.

Being the same property conveyed to Brittney L. Farrow and Joshua J. Farrow, wife and husband by Warranty deed from Craig Mangum and wife, Michelle Mangum of record in Instrument No. 20160309-0022508 Register's Office for Davidson County, Tennessee, dated March 01, 2016 and recorded on March 09, 2016.

Being the same property conveyed to Kelley Engels Mayo, a married woman, by Warranty Deed from Brittney L. Farrow and Joshua J. Farrow, a married couple, of record as Instrument No. 20221011-0111438, Register's Office for Davidson County, Tennessee, dated September 19, 2022 and recorded on October 11, 2022.

Being the same property conveyed to The 1426 McGavock Trust, an Irrevocable Trust Dated March 14, 2025 by Warranty Deed from Kelley Engels Mayo, a married woman of record in Instrument No. 20250327-0022844 Register's Office for Davidson County, Tennessee, dated March 21, 2025 and recorded on March 27, 2025.

This is property more commonly known as 1426 McGavock Pike, Nashville, TN 37216.

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 20th day of November, 2025.

1426 McGavock Trust, an Irrevocable Trust
dated March 14, 2025

By _____
Shelley Banas, Trustee

STATE OF California
COUNTY OF San Francisco

On this 20th day of November, 2025, before me personally appeared Shelley Banas, Trustee of 1426 McGavock Trust, an Irrevocable Trust dated March 14, 2025, 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 20th day of November, 2025.

_____
Notary Signature
My commission expires: 6/13/29

BENNY TSUI
COMM. # 2520822
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN FRANCISCO
My commission expires June 13, 2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/26/2025.

Date

Affiant Signature

11/26/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of November, 2025.

Notary's Signature

My Commission Expires: Jan 31st/2026
Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON