Karen Johnson Davidson County
Batch# 1354667 DEEDWARR
12/05/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,374.55
20251205-0096958

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $371,500.00 Affiant Subscribed and sworn to before me, this 5TH day of DECEMBER, 2025. Notary Public My Commission Expires: 5-8-29

WARRANTY DEED

Address New Owner: Clare Ende and Norbert McGettigan 1305 Cardinal Avenue Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. **061-12-0-208**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hayden Myers Smith and Molly Smith, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to (i) Clare Ende, an unmarried woman, as to an eighty percent (80.0)% undivided interest, as tenant in common, and (ii) Norbert McGettigan, an unmarried man, as to a twenty percent (20.0)% interest, as tenant in common ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee being Lot No 6 of Block A, on the map of Greenland Estates, as of record in Book 974, page 13 Register's Office for Davidson County, Tennessee to which record reference is made for a more particular description thereof.**
>
> **Being the same property conveyed to Hayden Myers Smith by Deed dated April 10, 2024 from Mary Dana Chamblee-Smith, recorded May 1, 2024, in Instrument Number 202405010031688, in the Official Records of Davidson County, Tennessee.**
>
> **Molly Smith joins the warranty deed to convey any and all marital interest she may have in said property.**

This is improved property commonly known as: **1305 Cardinal Avenue, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds

Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHERE OF, Grantor has executed this instrument on this 4 day of December, 2025.

Hayden Myers Smith

Molly Smith

STATE OF Tennessee)
)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Hayden Myers Smith and Molly Smith** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of December 2025.

Notary Public
My Commission Expires: 5-26-2027

NATALIE ABOUELATA
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 5-26-2027
KNOX COUNTY

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 December 4, 2025.

Affiant Signature

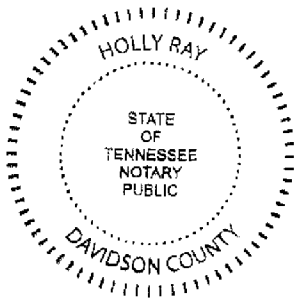
December 5, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2025.



Notary's Signature

My Commission Expires: 03/09/27