THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251252914

BOX 10-A

Karen Johnson Davidson County
Batch # 1356722 DEEDWARR
12/11/2025 10 54 04 AM 2 pgs
Fees $13 00 Taxes $8,140 00

20251211-0098600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $2,200,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2025

Notary Public
My Commission Expires.

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Steele McDonald 762 Brownlee Drive Nashville TN 37205	Guaranteed Rate, 3940 N Ravenwood Ave, Suite 2W, Chicago, IL 60613	Tax Parcel ID No 115 08 0 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer McPherson Adams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Steele McDonald and Claire Galluzzi McDonald, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows·

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 59 on the PLAN OF BROOK MEADE, SECTION IV, of record in Plat Book 2133, Page 93, Register's Office for said County.

Being the same property conveyed to Alfred T. Adams, III and Jennifer McPherson Adams, husband and wife, by Warranty Deed from John M. Spivey and Cynthia Hunter Spivey, husband and wife, of record in Instrument No. 20190802-0076456, in the Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 2, 2019. The said Alfred T. Adams, III died on August 22, 2024 leaving Jennifer McPherson Adams as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION IV, as recorded in Plat Book 2133, Page(s) 93.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2278, Page 447.

This is improved property located at 762 Brownlee Drive Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 WHEREOF, Grantor has executed this instrument on this 10th day of December, 2025

Jennifer McPherson Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer McPherson Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2025

Notary Public
My Commission Expires: _____

