2025-509-SH

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1374506 DEEDWARR
01/30/2026 02:45:21 PM 3 pgs
Fees: $18.00 Taxes: $4,939.50
20260130-0006745

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,335,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2026.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bradley Scudder McKinney, Trustee	**"NEW OWNER"**	**104-05-0-278.00**
3605 Meadowbrook Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kathleen Metcalf, Trustee of the David and Kathleen Metcalf Living Trust U/A/D January 31, 2019, and any amendments thereto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley Scudder McKinney, Trustee of the Brad McKinney 2026 Trust fbo Morgan McKinney U/A/D January 21, 2026

HEREINAFTER CALLED THE GRANTEES, 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. 452 on the Plan of Richland Realty Co.'s Division "C", as of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Metcalf, unmarried by Warranty Deed dated March 14, 1979, from Karl S. Davidson of record in Book 5406, Page 811, said Register's Office for Davidson County, Tennessee. David M. Metcalf conveyed his interest in said property to Kathleen K. McKenney by Warranty Deed dated April 29, 2011, of record in Instrument No. 20110429-0032898, and Kathleen K. Metcalf (formerly known as Kathleen K. McKenney) quitclaimed her interest to create a fifty percent (50%) undivided interest each to David M. Metcalf and wife, Kathleen K. Metcalf, as tenants in common by Quitclaim Deed dated November 8, 2011, of record in Instrument No. 20111109-0087707, and further David Metcalf and wife, Kathleen Metcalf quitclaimed their interest in said property to David and Kathleen Metcalf, Trustees of the David and Kathleen Metcalf Living Trust, dated January 31, 2019, by Quitclaim Deed dated January 31, 2019, of record in Instrument No. 20190219-0014993, said Register's Office for Davidson County, Tennessee. David Metcalf is presently incapacitated and therefore Kathleen Metcalf, is presently the sole acting Trustee of the David and Kathleen Metcalf Living Trust, dated January 31, 2019. A Certification of Trust dated January 22, 2026, executed by Kathleen Metcalf, Trustee will be recorded simultaneously with this Warranty Deed.

David M. Metcalf is one and the same person as David Metcalf.

Kathleen K. Metcalf is one and the same person as Kathleen Metcalf.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 421, Page 31, said Register's Office, shows an Owners Certificate, and is subject to all matters as set forth therein.**

2) **Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5149, page 206, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 3605 Meadowbrook Avenue, Nashville, TN 37205.

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(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this 22nd day of January, 2026.

Kathleen Metcalf, Trustee

Kathleen Metcalf, Trustee of the David and Kathleen Metcalf Living Trust U/A/D January 31, 2019, and any amendments thereto

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Kathleen Metcalf, Trustee of the David and Kathleen Metcalf Living Trust U/A/D January 31, 2019, and any amendments thereto the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 22nd day of January, 2026.

Notary Public

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Notarized remotely using audio-video communication technology via Proof.

I, Sherri D. Hollars, 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 this 23rd day of January, 2026.

Date: January 23, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23rd day of January, 2026.

Notary Public

My commission expires: Sept 3rd, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY