Karen Johnson Davidson County
Batch# 1390547 DEEDWARR
03/10/2026 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20260310-0018750

KATHY PRUIETT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 07-26-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me, this 5 day of March, 2026

Notary Public

My commission expires:
07-26-2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 361 Clearlake Drive West Trust	**New Owner**	**13610004900**
361 Clearlake Dr West	**PO BOX 695**	
Nashville, TN 37217	**Madison, TN 3716**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Andrew McKelvey and Anne Childress

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

Erin Dias, Trustee of The 361 Clearlake Drive West Trust

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. 474, Plan of Priest Lake Park, Section Seven-B, of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Raymund W McKelvy and wife, LaNae G McKelvy, by Deed from Philhall Corporation, dated April 9, 1987, of record in Book 5873, Page 773, in the Register's Office for Davidson County, Tennessee. LaNae G McKelvy died March 19, 2024 leaving Raymund W McKelvy as the sole surviving tenant. Raymund W McKelvy died intestate and unmarried on June 24, 2025, leaving Andrew McKelvey and Anne Childress as his sole heirs: reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202603100018748 and Instrument No. 202603100018749, Register's Office of Davidson County, Tennessee.Oath is hereby made that the subject property was never the primary marital residence of said Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 361 Clearlake Dr West, Nashville, TN 37217.

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 in 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.

_____ Date: March 5, 2026
Andrew McKelvey

_____ Date: March 5, 2026
Anne Childress

STATE OF Tennessee

COUNTY OF Weakley

Personally appeared before me, a Notary Public of said County and State, Andrew McKelvey and Anne Childress, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of March, 2026.

Kathy Pruiett
NOTARY PUBLIC

My Commission Expires: 07-26-2027

KATHY PRUIETT
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY
My Commission Expires 07-26-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/5/26 (date of document).

Jennifer Russell
Affiant Signature

3/9/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

