Karen Johnson Davidson County
Batch# 1391682 DEEDWARR
03/12/2026 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20260312-0019634

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Rutherford~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen A. Francis Sandra N. Francis	OWNER	104-01-4J 001.00 CO
(NAME)	(NAME)	
405 A Saint Francis Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James T. McLean Sr and Kerry McLean,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen A. Francis and Sandra N. Francis, husband and wife,** 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 Unit No. A on the Plan of 405A And 405B St Francis Avenue Townhomes, a Horizontal property regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231018-0081730, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to James T. McLean Sr and Kerry McLean by deed of record in Instrument No. 20231130-0092644, Register's Office for Davidson County, Tennessee.

The subject property is not the grantors principal place of residence.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 405 A Saint Francis Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 6th day of March, 2026.

James T. McLean Sr

Kerry McLean

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James T. McLean Sr. and Kerry McLean the bargainor(s), 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 and seal this 6th day of March, 2026.

Notary Public ~~Kelsie Holloway~~ Lori Holloway
My Commission Expires:

File No.: 23061

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-28-2026

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 3/12/26.

Affiant
Date: 3/12/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of March, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY