Karen Johnson
Batch # 1392526
03/13/2026 09:31:03 AM
Fees: $13.00 Taxes: $3,274.50
Davidson County
DEEDWARR
2 pgs
20260313-0020024

WARRANTY DEED

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

File No. AP-26-1416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Senan Farrelly and Caitlin O'Brien	NEW OWNER	
(NAME)	(NAME)	
1251A McGavock Pike		072-07-0D-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Andrew McNair and Lauren McNair, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Senan Farrelly, a single man and Caitlin O'Brien, a single woman, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 A of the 1251 McGavock Cottages, as shown in the Declaration of Covenants, Conditions, and Restrictions for 1251 McGavock Cottages, a Horizontal Property Regime with Private Elements and no general common elements of record in as Instrument No. 20160112-0003301 (erroneously referred to in prior deed as plat Book 332, Page 32-33), in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Andrew McNair and Lauren McNair, Husband and Wife by Warranty Deed from Bryan Paul Burmeister and Erin Grace Burmeister, Husband and Wife of record in Instrument No. 20230602-0041869 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 02, 2023 and Scrivener's Affidavit of Correction Recorded on June 14, 2023, in Instrument No. 20230614-0045162.

This is property more commonly known as 1251A McGavock Pike, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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.

Effective the 12th day of March, 2026.

Andrew McNair by _____ Attorney In Fact
Andrew McNair by Lauren McNair,
Attorney In Fact

_____
Lauren McNair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Lauren McNair with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Andrew McNair, and that this instrument was executed on behalf of the said Andrew McNair for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of March, 2026.

_____
Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2026, before me personally appeared Lauren McNair, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of March, 2026.

_____
Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County