#17937

WARRANTY DEED

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch # 1393174 DEEDWARR
03/16/2026 10:54:44 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20260316-0020590

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 10/21/2028 (AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
& Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody Stewart	Old National Bank	06402009500
(NAME)	(NAME)	
337 Shute Lane	101 Northwest Four	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Evansville, IN 47708	
(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, **Jon Mark McCandless and Joy Sonn McCandless, husband and wife, as tenants in common**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cody Stewart, an unmarried man**, 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. 270, on the plan of Brandywine Farms, Section 16, as of record in Book 4860, Page 36, Register's Office for Davidson County. Tennessee.

Said Lot No. 270 fronts 130.5 feet on the north side of Shute lane and runs back 309.4 feet on the west line and 312.00 feet on the east line ot line in the rear which measures 130.5 feet thereon.

Being the same property conveyed to Jon Mark McCandless, married and Joy Sonn McCandless, married as tenants in common, by deed from George Wauford and wife, Linda Wauford on 8/17/2018of record in Instrument No. 20180822-0083229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 337 Shute Lane, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 13th day of March, 2026.

Jon Mark McCandless

Joy Sonn McCandless

State of Tennessee
County of Davidson

Personally appeared before me Jon Mark McCandless and Joy Sonn McCandless, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2026.

Notary Public
My Commission Expires: 10/21/2028
File No.: 17937

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY