Karen Johnson
Batch # 1400435
04/02/2026 10:09:55 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260402-0026411

This instrument prepared by:
James Mondelli, Attorney at Law
320 Seven Springs Way
Suite 250
Brentwood, Tennessee 37027

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Gerald Parrish McGrath and Bridgett P. McGrath
Send tax notice to: 2913 A 22ND AVE S NASHVILLE, TN 37215
Map Parcel Number: 117 02 0Q 001.00

EXECUTOR'S DEED

For and in consideration 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, we, Gerald Parrish McGrath, Executor of the Estate of Pamela P. McGrath, who died on August 27, 2023, and Estate having been Probated in Davidson County Tennessee Probate 23P-23179, and all of Pamela P. McGrath's only Heirs; Gerald Parrish McGrath and his sister Bridgett P. McGrath, Hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Gerald Parrish McGrath and Bridgett P. McGrath, as tenants in common with right of survivorship**, Hereinafter called the grantees, and 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, CORKY TOWNHOMES, as established under Master Deed of record in Instrument 20070918-0111836, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Pamela P. McGrath by Quitclaim Deed from John S. Power and wife, Pamela P. McGrath, dated October 29, 2007 and filed of record November 1, 2007 as Instrument No. 20071101-0128626, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2913 A 22nd Ave South, Nashville, Tennessee 37215

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 GRANTFES that we are lawfully seized and possesed pf 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. Whenever 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 OUR HANDS THIS 11, DAY OF MARCH, 2026.

Gerald Parrish McGrath

Gerald Parrish McGrath,
Executor of the Estate of Pamela P. McGrath, Probate 23P-23179, Davidson County Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Gerald Parrish McGrath, Executor with whom I am personally acquainted and who upon his oath(s) acknowledged themself to be the Executor respectively of the estate, the within named bargainor, and The Estate of Pamela P. McGrath, and that he as such appointed executor being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Estate of Pamela P. McGrath, by the Probate Court, as such executor, and attesting the same of the Estate of Pamela P. McGrath, by the said executor as such executor.

WITNESS my hand and notarial seal at my office at BRENTWOOD, Tennessee, this 11, day of MARCH, 2026.

JAMES V MONDELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 2-28-27

Gerald Parrish McGrath

Gerald Parrish McGrath, as heir individually and personally

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of MARCH 2026, before me, JAMES V MONDELL, Notary Public at Large in and for The State of Tennessee, personally appeared Gerald Parrish McGrath with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

JAMES V MONDELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 2-28-27

Notary Public at Large

Bridgett P. McGrath, as heir individually and personaly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of March, 2026 before me, James V Mondell, Notary Public at Large in and for The State of Tennessee, personally appeared Bridgett P. McGrath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

My Commission Expires 2-28-27 Notary Public at Large

Sworn to and subscribed before me this 26 day of MARCH 2026.

My Commission Expires 2-28-27. Notary Public at Large

OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me this 26 day of March 2026

My Commission Expires 2-28-27 Notary Public at Large