NEW OWNER:
SARAH YORK
429-A BASSWOOD AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
CMG Mortgage, Inc., dba
CMG Home Loans
3160 Crow Canyon Road, Ste 400
San Ramon, CA 94583

Map & Parcel
090110G00100

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 26-0508

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch # 1408281 DEEDWARR
04/20/2026 09:56:47 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20260420-0032035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Ninety-Five Thousand and 00/100 Dollars ($895,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MCKAY CO., LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SARAH YORK and CONNOR DAVID MCCULLUM, married to each other,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 429 Basswood Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210316-0034502, as amended in Instrument No. 20250505-0034586, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Homes at 429 Basswood Avenue, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210316-0034502, as amended in Instrument No. 20250505-0034586, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same

as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to MCKAY CO. DESIGN BUILD, LLC, a Tennessee limited liability company, by Warranty Deed from MICHAEL HULL, dated May 1, 2025, and of record in Instrument No. 20250505-0034587, Register's Office for DAVIDSON County, Tennessee. McKay Co. Design Build, LLC, a Tennessee limited liability company has changed their name and is now known as McKay Co., LLC, a Tennessee limited liability company.

THIS IS IMPROVED PROPERTY which has the address of **429-A BASSWOOD AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters as set forth in Instrument No. 20210316-0034502, as amended in Instrument No. 20250505-0034586, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of April, 2026.

MCKAY CO., LLC

By: _____
ANTHONY MCKAY
Its: SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANTHONY MCKAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SOLE MEMBER** of **MCKAY CO., LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 13th day of April, 2026.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$895,000.00.**

AFFIANT

Sworn to and subscribed to before me this 13th day of April, 2026.

NOTARY PUBLIC

My commission expires: 