Karen Johnson Davidson County
Batch# 1411744 DEEDWARR
04/27/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,293.63
20260427-0036286

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353857

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $619,900.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2026.

Notary Public
My Commission Expires: 6/20/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reese Leonard Bourne and Grace Ennis Evans 1338 Stainback Avenue Nashville TN 37207	New Owner	Tax Parcel ID No. 071-15-0-193.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Barstow McLaughlin and Daniel Francis McLaughlin, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Reese Leonard Bourne and Grace Ennis Evans, joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 155 & 156, as shown on the map entitled Plat of The Highland Land Co's Subdivision, of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LINDA BARSTOW MCLAUGHLIN AND DANIEL FRANCIS MCLAUGHLIN, WIFE AND HUSBAND, by deed from CARMEN N. KLAPPER AND ALEC B. KLAPPER, WIFE AND HUSBAND, of record in Instrument No. 20200220-0018840, dated February 18, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 071-15-0-193.00.

Matters shown on the Plan of record in Plat Book 421, page 14, said Register's Office.

This is improved property located at 1338 Stainback Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2026.

Linda Barstow McLaughlin

Daniel Francis McLaughlin

STATE OF Virginia)

COUNTY OF Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Barstow McLaughlin and Daniel Francis McLaughlin. 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, at office, this ~~23rd~~ 22nd (and) day of April, 2026.

Donna M. Davis
NOTARY PUBLIC
REGISTRATION # 7852284
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 3/31/2027

Notary Public

My Commission Expires: 3/31/2027

Tennessee Certification of Electronic Document

I, Emma Howard, do hereby make oath that I am a licensed attorney and/or the 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 4/23/2026 (date of document).

Affiant Signature

4/23/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL