Karen Johnson Davidson County
Batch# 1413801 DEEDWARR
04/30/2026 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260430-0038466

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

File No. RR-26-2199

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
Andrew J. Nall, Trustee	AMERICAN PACIFIC MORTGAGE CORP ~~New Owner~~ CW	
1015 Iverson Avenue	3000 LAVA RIDGE COURT, STE 200	072-02-0-021.00
Nashville, TN 37216	ROSEVILLE, CA 95661	

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, **Lucy McKelvey FKA Lucy Hughes and Kevin McKelvey, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Andrew J Nall Revocable Trust dated July 1, 2025** 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 Lot(s) 87, as shown on the map entitled Map of Maynor Place, of record in Book 843, page 24, 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 Lucy Hughes and Kevin McKelvey, wife and husband by Warranty Deed from John Zupancic and Taylor Alexis Guidi Zupancic, husband and wife of record in Instrument No. 20220921-0104741 Register's Office for Davidson County, Tennessee, dated September 19, 2022 and recorded on September 21, 2022.

This is property more commonly known as 1015 Iverson Avenue, 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.

Witness my/our hand this 24th day of April, 2026.

Lucy McKelvey FKA Lucy Hughes

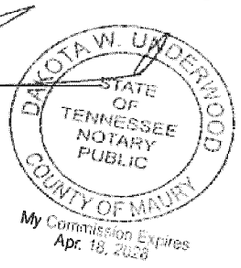
Kevin McKelvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of April, 2026, before me personally appeared Lucy McKelvey FKA Lucy Hughes and Kevin McKelvey, 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 24th day of April, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 April 24, 2026

Affiant Signature

30th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028