Karen Johnson Davidson County
Batch# 1413966 DEEDWARR
05/01/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $4,597.25
20260501-0038706

WARRANTY DEED

File No. AP-26-1497

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: May 3. 2029
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

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
Stacy McIntyre and Patrick James McIntyre	**New Owner**	
(NAME)	(NAME)	082-04-0-005.00
1105B North 5th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Justin Winchester Floyd and Tara Floyd, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacy McIntyre and Patrick James McIntyre, wife and husband**, 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 Davidson County, Tennessee, being Lot No. 71 and the Southerly half of Lot No. 72 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots No. 71 and the southerly half of Lot No. 72 front together 77.5 feet on the Easterly side of North Fifty Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Justin Winchester Floyd and Tara Floyd, a married couple by Warranty Deed from Southern Spaces, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221213-0129384 Register's Office for Davidson County, Tennessee, dated December 02, 2022 and recorded on December 13, 2022.

This is property more commonly known as 1105B North 5th Street, Nashville, TN 37207.

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 30th day of April, 2026.

Justin Winchester Floyd

Tara Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Justin Winchester Floyd and Tara Floyd, 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 30th day of April, 2026.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Alli Pinkston, 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 30, 2026**.

Date

Alli P

Affiant Signature

4/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County