WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 180
Nashville, TN 37215

Karen Johnson
Batch # 1417310
05/07/2026 09:38:09 AM
Fees: $13.00 Taxes: $3,328.15

Davidson County
DEEDWARR
2 pgs

20260507-0041116

(SEAL)
VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Spencer Carroll and Alexis Garbarino	**NEW OWNER**	
(NAME)	(NAME)	**116 03 0 088.00**
117 Kenner Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GREGORY A. MCCRICKARD AND ELIZABETH L. MCCRICKARD, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SPENCER CARROLL, UNMARRIED, AND ALEXIS GARBARINO, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 as shown on the Final Plat of Manning at Belle Meade, 1st Revision, of record in Instrument No. 20080107-0001740 and Surveyor's Certificate of Correction of record in Instrument No. 20191015-0105793, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory A. McCrickard and Elizabeth L. McCrickard, husband and wife, by Warranty Deed from William T. Reiners IV and Elizabeth E. Stockdale, husband and wife, of record in Instrument No. 20210512-0064019, in the Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 12, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Manning at Belle Meade, 1st Revision, as recorded in Instrument No. 20080107-0001740 and Surveyor's Certificate of Correction of record in Instrument No. 20191015-0105793.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Manning at Belle Meade, as recorded in Instrument No. 20071024-0125600.
* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20080402-0032756.
* Charter for The Manning at Belle Meade Homeowners' Association, Inc. recorded as Instrument No. 20200910-0103464 as amended in Instrument No. 20241219-0098872.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **GREGORY A. MCCRICKARD**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ELIZABETH L. MCCRICKARD**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **117 Kenner Avenue, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th day of May, 2026.

Gregory A. McCrickard by _____, his attorney in fact
Gregory A. McCrickard by John Bishop, his Attorney-In-Fact

Elizabeth L. McCrickard by _____, her attorney in fact
Elizabeth L. McCrickard by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **GREGORY A. MCCRICKARD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **GREGORY A. MCCRICKARD**.

Witness my hand and official seal this **5th** day of **May, 2026**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ELIZABETH L. MCCRICKARD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ELIZABETH L. MCCRICKARD**.

Witness my hand and official seal this **5th** day of **May, 2026**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026