WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1422883 DEEDWARR
05/20/2026 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260520-0045595

File #26-TL-1437-C

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/16/28

AMY NELSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

THIS 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)
Neil MacLean and Hannah Mueller	New Owner	
(NAME)	(NAME)	**072 04 0 309.00**
1437 McAlpine Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

KEVIN TRAPP, A MARRIED PERSON,

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

NEIL MACLEAN, A SINGLE MAN, AND HANNAH MUELLER, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee being the rear part of Lot No. 2 of Block "C" on the MAP OF COUNTRY CLUB ESTATES, of record in Plat Book 843, Page 95, Davidson County, Tennessee and described according to a copy of a survey thereof made February 6, 1943, by Z. J Wilkinson, Surveyor as follows:

Beginning at a stake 102.2 feet from the Westerly margin of McGavock Avenue, on the Northerly line of Lot No. 2 and continuing in a Northwesterly direction 62.8 feet to a post at the rear line on the West margin of Lot No. 2; thence in the Southerly direction along the Easterly line of Lot No. 28, 100 feet to a stake; thence in a Northeasterly direction 72.8 feet to the Point of Beginning.

Tract 2:
Being a part of Lot No. 28 of Block "C" on the MAP OF COUNTRY CLUB ESTATES, of record in Plat Book 843, Page 95, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeasterly margin of Alpine, formerly McAlpine, Avenue 50-feet Northwest of the commons corner of Lots No. 1 and 28; thence Northeasterly 61 feet to a point in the line between Lots No. 1 and 28, which point is 2 feet South of the common corner of Lots No. 1 and 2 in the Easterly line of Lot No. 28; thence with the line between Lots No. 2 and 28 Northerly 2 feet to a point, which is 165 feet Northwest of the Westerly margin of McGavock Avenue as measured along the line between Lots No. 1 and 2; thence Northeasterly along the line between Lots No. 2 and 28, 83.35 feet to a point which is 71.95 feet Southwest of the Northeast corner of Lot No. 28; thence in a Southwesterly direction 120.95 feet to the Northeasterly margin of Alpine Avenue 50 feet Southeast of the common corner of Lots No. 27 and 28; thence along the Northeasterly margin of said Avenue Southeasterly 67 feet to the Point of Beginning.

Being the same property conveyed to Kevin Trapp, a Single Man, by Warranty Deed from Zach T. Walton, Unmarried, of record in Instrument No. 20210604-0075425, in the Register's Office of Davidson County, Tennessee, dated June 03, 2021, and recorded on June 04, 2021. The said Kevin Trapp having since married.

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 MAP OF COUNTRY CLUB ESTATES, as recorded in Plat Book 843, Page(s) 95.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1437 McAlpine Avenue, Nashville, TN 37216**.

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 19th day of May, 2026.

Kevin Trapp

Kelley Trapp

***KELLEY TRAPP**, spouse of **KEVIN TRAPP**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **KELLEY TRAPP** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2026, before me personally appeared Kevin Trapp, 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 19th day of May, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2026, before me personally appeared Kelley Trapp, 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 19th day of May, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Lacey Chumley, 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

May 19, 2026.

Date

Lacey Chumley

Affiant Signature

May 20, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of May, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON