Karen Johnson Davidson County
Batch# 1426719 DEEDWARR
05/29/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20260529-0048835

Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Drive #103
Murfreesboro, TN 37129
File No: 2026-288

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2026

Notary Public
My Commission Expires: 12/16/29

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Trevor McMahon 4925 Shihmen Dr. Nashville, TN 37013	First National Bank of Middle Tennessee 322 N Front Street Murfreesboro, TN 37130	Map/parcel: 162-04-0-046.00

WARRANTY DEED

FOR AND IN 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

Cheryl Denise McMahon and Karen Annette Riley, Co-Executrixes of The Estate of Howard E. McAdams

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trevor McMahon, unmarried

HEREINAFTER CALLED THE GRANTEE(S), its/their/his/her 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 and being all of Lot No. 141, ANTIOCH PARK, Section 4, as appearing of record in Book 4300, Page 119, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Howard E. McAdams and wife, Wayna J. McAdams by Warranty Deed from Martin Construction Company, a Tennessee Corporation, dated 3/31/1972 and filed for record in Book 4589, Page 435, in the Register's Office for Davidson County, Tennessee. The said Wayna J. McAdams died on October 1, 2023 leaving Howard E. McAdams as the fee simple owner of subject property as the surviving tenant by the entirety. The said Howard E. McAdams, aka Howard Eugene McAdams, died on February 10, 2026 and his two daughters, Cheryl Denise McMahon and Karen Annette Riley were the devisees under his Last Will and Testament e-filed on 4/13/2026 and were appointed as Co-Executrices pursuant to Letters Testamentary, Order Granting Petition to Open Testate Estate and Appoint Executor without a Hearing and Petition to Admit Last Will and Testament to Probate filed as Docket #26P618, in the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is XX improved or unimproved property known as: 4925 Shihmen Dr., Nashville, TN 37013

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), heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2026.

The Estate of Howard E. McAdams

By: Cheryl Denise McMahon
Cheryl Denise McMahon, Co-Executrix

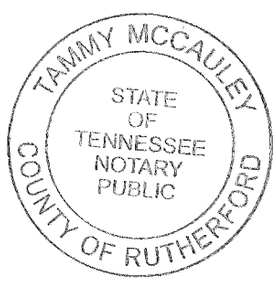
By: Karen Annette Riley
Karen Annette Riley, Co-Executrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29th day of May, 2026, before me personally appeared Cheryl Denise McMahon and Karen Annette Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the Co-Executrixes of The Estate of Howard E. McAdams, and who further acknowledged that they executed the foregoing instrument for the purposes herein contained as said Co-Executrixes and acknowledged that they are authorized to execute the same on behalf of the Estate as Co-Executrixes.

Witness my hand, at office, this 29th day of May, 2026.

Notary Signature
My commission expires:
6/16/29



Tennessee Certification of Electronic Document

I, Shea McCauley, 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 05/29/2026 **(date of document).**

Shea McCauley

Affiant Signature

Date: May 29, 2026

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this May 29, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 6-14-29



NOTARY'S SEAL