Karen Johnson Davidson County
Batch# 1429699 DEEDWARR
06/09/2026 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20260609-0051858

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1140

Name and Address of New Owner:
Yorvin Cortez Chourio
2940 Riverbend Drive
Nashville, TN 37214

Send Tax Bills To:
NEW OWNER

Map & Parcel No: 062 02 0A 246.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peyton Scott N/K/A Peyton McKay and Nolen McKay, wife and husband ,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yorvin Cortez Chourio,** an unmarried man **,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of RIVER TRACE ESTATES, PHASE I, SECTION 4 & 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Peyton Scott, an unmarried person, and Nolen McKay, an unmarried person, as joint tenants with right of survivorship, by General Warranty Deed from Nancy Janis Scott and Johnny D. Scott, Wife and Husband, of record in Instrument No. 20181107-0110134, in the Register's Office of Davidson County, Tennessee, dated October 26, 2018, and recorded on November 07, 2018. Being the same property conveyed to Peyton McKay and Nolen McKay, wife and husband as Joint Tenants with Right of Survivorship, by Quitclaim Deed from Peyton McKay, f/k/a Peyton Scott and Nolen McKay, wife and husband who acquired title as both an unmarried person, of record in Instrument No. 20220725-0084986, in the Register's Office of Davidson County, Tennessee, dated July 14, 2022, and recorded on July 25, 2022.

Peyton Scott, having since been married to Nolen McKay and is now known as Peyton McKay.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **2940 Riverbend Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of May, 2026.

_____(SEAL)
Peyton McKay

_____(SEAL)
Nolen McKay

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Peyton McKay and Nolen McKay, wife and husband**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2026.

_____
Notary Signature

My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$359,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

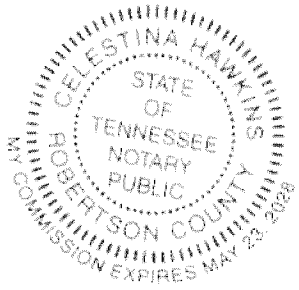
Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 21st day of May, 2026.

Notary Signature

My commission expires: 5/23/28



Tennessee Certification of Electronic Document

I, Jonnie Ross Watkins 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 21, 2026. (Date of Document)

Jon R Watkins
Affiant Signature

5/26/26
Date

State of Tennessee

County of Putnam

Sworn to and subscribed before me this 26 day of May, 2026.



Mara Hargrove
Notary Signature

My Commission Expires: 04/20/2028