Karen Johnson Davidson County
Batch# 1438561 DEEDWARR
06/26/2026 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,919.30
20260626-0058004

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-40601-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $789,000.00.

TAHIRA J PYSZKA TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June 2026.

NOTARY PUBLIC

My commission expires: 11/17/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Irish Station Living Trust dated June 18, 2026 2615 Lakeland Dr. Nashville, TN 37214	The Irish Station Living Trust dated June 18, 2026 2615 Lakeland Dr. Nashville, TN 37214	061-04-0-144

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED EIGHTY NINE THOUSAND AND 00/100 Dollars ($789,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRENDA K. MCCLEAREN, A MARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THE IRISH STATION LIVING TRUST DATED JUNE 18, 2026,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 3 on the Plan of A.J. McGaughey's Haysboro Subdivision, of record in Book 547, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda K. McClearen, a married person, from James S. Pinkard, Jr., a single person, by Warranty Deed dated July 6, 2000 and recorded July 7, 2000 in Instrument #20000707-0067416, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4228 Brush Hill Road, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of June, 2026

GRANTOR(S)

Brenda K. McClearen

Brenda K. McClearen

James Hubbard

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Brenda K. McClearen and James Hubbard, 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 and seal, this the 25th day of June 2026.

Notary Public

DENISE DELOZIER

Printed Notary Name

My commission expires: July 25, 2029

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 25, 26 (date of document).

Jennifer Pennell

June 25, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 25, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal