WARRANTY DEED

Karen Johnson Davidson County
Batch # 1441923 DEEDWARR
07/02/2026 03:47:18 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20260702-0060068

G-ORE-26-5702

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J'Nae Fincannon	**Same as New Owner**	
(NAME)	(NAME)	**161-13-0-018.00-000**
5516 Clovercrest Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ROBERT BRANDON MCDONALD AND JOCELYN STEPHENS MCDONALD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **J'NAE FINCANNON, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53-A on the Plan of Zone Lot Division, Lot 53, Section 2, Brentwood Meadows, of record in Book 6250, Page 646, Register's Office for Davidson County, Tennessee, amending Lot 53, Section 2, Brentwood Meadows, of record in Book 5200, page 782, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Brandon McDonald and Jennifer Laman by Warranty Deed from Shun-Chu Young, married of record in Instrument No. 20061212-0153089 Register's Office for Davidson County, Tennessee, dated December 08, 2006 and recorded on December 12, 2006.

Being the same property conveyed to Robert Brandon McDonald, unmarried by Quit Claim Deed from Jennifer Laman, also known as Jennifer Anne McDonald, now known as Jennifer Russo, married of record in Instrument No. 20150302-0017934 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 02, 2015.

Robert Brandon McDonald having since married. Jocelyn Stephens McDonald joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 782, amended in Book 6250, Page 646, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6291, Page 292, and Book 6771, Page 442, in the Register's Office for Davidson County, Tennessee.
- Gas Line Easement of record in Book 2448, Page 622, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Right of Way Easement of record in Book 1163, Page 96, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5702 Brentwood Meadows Circle, Brentwood, Tennessee 37027**.

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 30th DAY OF JUNE, 2026.

Robert Brandon McDonald

Jocelyn Stephens McDonald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BRANDON MCDONALD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOCELYN STEPHENS MCDONALD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212