Karen Johnson Davidson County
Batch# 1441963 DEEDWARR
07/02/2026 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260702-0060117

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9459-SS

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2026.

B CORTEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-18-2030

Notary Public
My Commission Expires: 5/19/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jaime Garcia 120 Montague Way Nashville, TN 37115	~~New Owners~~ Cross Country Mortgage LLC 2160 Superior Ave Cleveland, OH 44114	051 08 0 159.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jim Andrew McGill, Jr., and Tommy Wilemon, a married couple** (individually and/or collectively, "Grantor"), transfer and convey unto **Jaime Garcia, a married man,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of SECTION ONE, MORNINGSIDE HEIGHTS, of record in Plat Book 1130, Page 76, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 11 fronts 75 feet on the South side of Due West Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Jim A. McGill, Jr. and Tommy Eron Wilemon, spouses married to each other, by Warranty Deed from Charles Trent, An Unmarried Man, of record in Instrument No. 20200831-0098505, in the Register's Office of Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

This is improved property located at: **120 Montague Way, Nashville, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2026.

GRANTOR:

Jim Andrew McGill Jr.
Signed with Stavvy

~~Jim Andrew McGill, Jr.~~

Tommy Wilemon
Signed with Stavvy

Tommy Wilemon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Andrew McGill, Jr. and Tommy Wilemon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2026.

Daniel Scarborough
Signed with Stavvy

Notary Public
My Commission expires: 1/ 7/2030

DANIEL SCARBOROUGH
State of Tennessee Notary Public
County of Williamson
My Commission Expires January 7, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

True Copy Certification

I, Yvette Meldrum, 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 29, 2026.

Signature

June 29, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 29 day of June, 2026.

B. Cortez

Notary's Signature

My Commission Expires: 5/19/30

