THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9823-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ DAY OF ~~JULY,~~ 2026. Notary Public MY COMMISSION EXPIRES: 4/10/27 (AFFIX SEAL)

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Yocca	New Owner	
5005 Illinois Avenue		091-11-0-109.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Daniel C. McKeogh, John M. McKeogh, Richard P. McKeogh, and Paula J. McKeogh, heirs-at-law of Marcia L. McKeogh**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Yocca, married**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 910 and 912 of Block No. 130 on the Map of Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75 in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 910 and 912 front 25.0 feet each on the southerly side of Illinois Avenue and run back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Marcia L. McKeogh, a single person, by Warranty Deed from Jim Janowiak, a single person, of record in Instrument No. 20060203-0013817, Register's Office for Davidson County, Tennessee, dated January 31, 2006 and recorded on February 03, 2006.

The said Marcia L. McKeogh has since died, intestate. Her heirs at law are her siblings, Daniel C. McKeogh, Paua J. McKeogh, Richard P. McKeogh and John M. McKeogh. Reference is made the the Affidavit of Heirship recorded as Instrument 20260812-0074599, said Register's Office.

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 **5005 Illinois Avenue, Nashville, TN 37209**

Karen Johnson Davidson County
Batch# 1467953 DEEDWARR
09/03/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260903-0081981

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, his heirs and assigns forever; and 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 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, his 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 our hands this the 31st day of August, 2026.

Daniel C McKeogh by Paula J McKeogh his attorney-in-fact

Daniel C. McKeogh by Paula J. McKeogh,
his attorney-in-fact

John M McKeogh by Paula J McKeogh his attorney-in-fact

John M. McKeogh by Paula J. McKeogh,
his attorney-in-fact

Richard P McKeogh by Paula J McKeogh his attorney-in-fact

Richard P. McKeogh by Paula J. McKeogh,
his attorney-in-fact

Paula J McKeogh

Paula J. McKeogh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 31st day of August, 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paula J. McKeogh,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Daniel C. McKeogh, John M. McKeogh, and Richard P. McKeogh**, as their Attorney in Fact, as the free act and deed of the within named **Daniel C. McKeogh, John M. McKeogh, and Richard P. McKeogh.**

Witness my hand and official seal this the 31st day of August, 2026.

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 31st day of August, 2026.

K. Thomas Sidwell
Date: 8/31/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of August, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY