Karen Johnson Davidson County
Batch# 1474043 DEEDWARR
09/16/2026 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260916-0086063

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855433** WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2026. Notary Public My Commission Expires: 3/28/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ferris O'Neill Bailey and Emma Jane Ballintine Snow 3506 McGavock Pike Nashville TN 37217	New Owner	Tax Parcel ID No. 134-01-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessa Marie Riverstone Tremblay and Samuel Hamilton McBride, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ferris O'Neill Bailey and Emma Jane Ballintine Snow, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled Plan of Section I Curreywood Acres, of record in Plat Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSA MARIE RIVERSTONE TREMBLAY AND SAMUEL HAMILTON MCBRIDE, WIFE AND HUSBAND, by deed from ALLISON WOODS SALISBURY AND DARREN NELSON SALISBURY, WIFE AND HUSBAND, of record in Instrument No. 20171213-0127087, dated December 11, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 134-01-0-022.00.

Matters shown on the Plan of record in Plat Book 2133, pages 109 and 110, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5232, page 653, said Register's Office.

Easement of record in Book 4868, page 22, said Register's Office.

This is improved property located at 3506 McGavock Pike Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of September, 2026.

Jessa Marie Riverstone Tremblay

Samuel Hamilton McBride

STATE OF CO)

COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessa Marie Riverstone Tremblay and Samuel Hamilton McBride, 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 14th day of September, 2026.

Notary Public

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

Certificate of Authenticity

I, J. Trent Lehman, 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 9/14/26.

Date

Affiant Signature

9/15/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of September, 2026

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

