Karen Johnson Davidson County
Batch# 1474473 DEEDWARR
09/17/2026 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20260917-0086463

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $680,000.00

Tracy Perry
Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 16th day of September, 2026.

Notary Public
My commission expires: 11-8-27

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jonathan Stewart and Brittany Combs	owner	155-02-0A-002-00
8005 Montcastle Drive		
Nashville, TN 37221		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kathryn Harrison McCall and Ray Barnett McCall, Jr, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan Stewart and Brittany Combs, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Montcastle Estates of record in Plat Book 6900 Page 326, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn Harrison McCall and Ray Barnett McCall, Jr., wife and husband, by deed from Gregory Warren Neff, II and Kathryn K. Neff, husband and wife, of record in Instrument No. 20200624-0068295, Register's Office for Davidson County, Tennessee, and dated June 22, 2020.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Montcastle Estates of record in Plat Book 6900 Page 326 Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record in Instrument No. 20031001-0145056 Register's Office for Davidson County, Tennessee.

4. Easement to United States of America of record in Book 10752 Page 679 Register's Office for Davidson County, Tennessee.

5. Grant of Transmission Line Easement of record in Book 3248 Page 58 Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7695 Page 562 Register's Office for Davidson County, Tennessee.

7. TVA Easement shown on Plan in Book 4175 Page 8 Register's Office for Davidson County, Tennessee.

8. Conveyance of Common Area and Open Space of record in Instrument No. 20060130-011537 Register's Office for Davidson County, Tennessee.

9. Charter of Montcastle Estates Homeowners Association of record in Book 7421 Page 27 Register's Office for Davidson County, Tennessee.

This property is improved property known as 8005 Montcastle Drive, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of September, 2026.

Kathryn Harrison McCall

Ray Barnett McCall, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of September, 2026, before me personally appeared Kathryn Harrison McCall and Ray Barnett McCall Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2026.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202609170086463

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on 9/16, 2026 (date of document).

Signature

Date: September 16th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 16th day of September 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON