Karen Johnson Davidson County
Batch# 1476463 DEEDWARR
09/22/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260922-0088006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of September 2026

Notary Public
My commission expires:
2/25/30

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Lovell	David Lovell	**09504011900**
209 Ridgeway Dr	134 Craig Cove	
Nashville, TN 37214	Townsend, TN 37882	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The McRary Family Trust

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

David Lovell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 81, Map of Eva-Mor-Heights, of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The McRary Family Trust, by Quitclaim Deed from Kristen Elaine McRary, unmarried, dated June 12, 2026, of record in Instrument No. 20260706-0060567, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 209 Ridgeway Dr, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Date: 9/17/24

Erin Dias, Trustee of The McRary Family Trust

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Dias with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE of the McRary Family Trust and that she is authorized by The McRary Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of September, 2024

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Please return to Main Street Title, 971 Benders Ferry Road, Mount Juliet, Tennessee 37122.

Tennessee Certification of Electronic Document

I, Rose Tignor, 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 9/22/2026 (date of document).

Rose Tignor
Affiant Signature

9/22/2026
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 9/22/2026

Ed Tignor
Notary's Signature

MY COMMISSION EXPIRES: 2/25/30

NOTARY'S SEAL

