Karen Johnson Davidson County
Batch # 1477984 DEEDWARR
09/25/2026 02:26:24 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20260925-0089169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$460,000.00

Lawrence G McConnell

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF September, 2026

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lawrence G McConnell 2533 Devon Valley Dr Nashville, Tennessee 37221	SAME AS OWNER	MAP 142 GROUP 16 0D PARCEL 015.00

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 acknowledged, we,

Mark Hemphill, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lawrence G McConnell and Virginia A McConnell, husband and wife, as joint tenants with rights of survivorship

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. 44, on the Plan of Devon Valley, Phase 1, of record in Plat Book 7900, page 458 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack Hemphill, and wife, Shirley W. Hemphill, by Warranty Deed from Mary K. Lincoln, widow, dated October 3, 2000 and filed of record October 6, 2000 as Instrument No. 20001006-0099559, Register's Office for Davidson County, Tennessee. (for value or consideration of $160,900.00) The said Jack Hemphill having died April 3, 2001 leaving aforesaid property to wife, Shirley W. Hemphill, by operation of law. Further conveyed to Shirley W. Hemphill, unmarried And Mark Hemphill, a married man as tenants in common with rights of survivorship, by Quitclaim Deed from Shirley W. Hemphill, a widow, dated August 6, 2025 and filed of record August 6, 2025 as Instrument No. 20250806-0062554, Register's Office for Davidson County, Tennessee. (for value or consideration of $0.00) The said Shirley W. Hemphill died July 3, 2026 leaving property interest to Mark Hemphill as surviving tenant.

Being the same property conveyed to Fred J. Lincoln and wife Mary K. Lincoln by Warranty Deed from Brooksie Nell Watson and Jeffrey William Watson, dated April 15, 1999 and filed of record April 20, 1999 as Book 11438, page 250, Register's Office for Davidson County, Tennessee. (for value or consideration of $155,000.00) Fred J. Lincoln was deceased prior to property conveyance to Jack Hemphill, and wife, Shirley W. Hemphill, of record as Instrument No. 20001006-0099559, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2533 Devon Valley Dr, Nashville, Tennessee 37221.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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 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.

WITNESS my hand and official seal at office this 23rd day of September, 2026.

Mark Hemphill

Mark Hemphill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark Hemphill, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2026.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027