WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$595,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1483937 DEEDWARR
10/15/2026 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20261015-0094535

File #26-JJ-2207-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
John W. Amis and Lori S. Amis	**NEW OWNER**	
(NAME)	(NAME)	
2207 Elliott Avenue		**105 14 0 020.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LELA A. ETHERIDGE AND PATRICK T. MCINERNEY, A MARRIED COUPLE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN W. AMIS AND LORI S. AMIS, A MARRIED COUPLE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 72 on the Plan of WAVERLY PLACE, as of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lela A. Etheridge and Patrick T. McInerney, Both Unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Andrew J. Adler, of record in Book 8723, Page 476, in the Register's Office of Davidson County, Tennessee, dated August 21, 1992 and recorded on September 04, 1992. The said Lela A. Etheridge and Patrick T. McInerney having since married.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2207 Elliott Avenue, Nashville, TN 37204**.

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; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the **13th** day of **October**, **2026**.

Lela A. Etheridge

Lela A. Etheridge

Patrick T. McInerney

Patrick T. McInerney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2026, before me personally appeared Lela A. Etheridge, 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 13th day of October, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2026, before me personally appeared Patrick T. McInerney, 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 13th day of October, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, **Jodi Jackson,** 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 this the 13 day of October, 2026.

Affiant Signature
Date 10/13/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

