Karen Johnson Davidson County
Batch# 434513 DEEDWARR
07/10/2020 07:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20200710-0075070

STATE OF Tennessee)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7 DAY OF July, 2020

NOTARY PUBLIC

My Commission expires: 09/30/2021

MEAGHAN G. SPRUILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20060022

Address of New Owner
Eric Rupenthal and
Karina Hamamouche
204 Woodfield Cove
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
172-12-0B-150.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Kenneth L. Melrose and Meredith W. Melrose, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Eric Rupenthal and Karina Hamamouche,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 371 on the Plan of Bradford Hills, Section Eight, of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 387-388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kenneth L. Melrose and Meredith W. Melrose, husband and wife, by Warranty Deed from Elijah G. Alcala and wife, Stacy C. Alcala, dated 07/02/2013 and recorded on 07/22/2013 in Instrument No. 20130722-0075364, Register's Office for Davidson County, Tennessee.

This is property generally located:
204 Woodfield Cove, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Boundary Plan of record in Plat Book 7900, Page 6, said Register's Office.
3. Matters shown on the Plan of record in Plat Book 7900, Pages 387 and 388, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8069, Page 170, and Book 8634, Page 799, said Register's Office.
5. By-Laws of Bradford Hills Homeowner's Association, Inc. of record in Book 8071, Page 531, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Kenneth L. Melrose and Meredith W. Melrose** has/have caused this instrument to be executed, this the 7 day of July, 2020.

Kenneth L. Melrose

Meredith W. Melrose

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kenneth L. Melrose and Meredith W. Melrose,** with whom I am personally acquainted (or 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.

This the 7 day of July, 2020

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G Spruill

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

