Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 507659 DEEDWARR
11/03/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20201103-0128220

39-B
File #20-1511

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan James Meade, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maria Teresa Lee and David An Lee, wife and husband**, hereinafter called the **Grantee**, Grantee's 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 Unit 1, as established by the Declaration of Covenants, Conditions and Restrictions for Mason Rowhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150728-0074250, Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit "B" therein.

Being the same property conveyed to Ryan James Meade, a single man by deed from Regent Homes, LLC, a Tennessee limited liability company, dated May 12, 2016, of record in Inst. No. 20160513-0048144, Register's Office for Davidson County, Tennessee. Ryan James Meade is now married to Hardin Meade, who joins in this conveyance to convey and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3153 Long Boulevard, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Maria Teresa Lee
3153 Long Boulevard
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
104-02-3L-001.00

WITNESS THE EXECUTION HEREOF this 28th day of October, 2020.

Ryan James Meade

Hardin Meade

State of Tennessee)
County of Davidson)

On this 28th day of October, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan James Meade and Hardin Meade, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 425,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of October, 2020.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021