39B

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 01/22/2021 Notary Public MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3477

Karen Johnson Davidson County
Batch# 560539 **DEEDWARR**
01/25/2021 03:43:28 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20210125-0010920

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Charles Topf and Brittany Gunville	TRUIST	**117 15 3E 001.00**
(NAME) **4103B Lone Oak Road**	(NAME) 901 SEMMES AVE	
(ADDRESS) **Nashville, TN, 37215**	(ADDRESS) RICHMOND VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason J. Mellen and Kelli A. Mellen, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Charles Topf and Brittany Gunville, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B on the Plat of 4103 Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 4103 Lone Oak, Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818—0086487, as amended by First Amendment of record in Instrument No. 20170427—0041362, and further amended in Instrument No. 20180412-0034363, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plat of 4103 Lone Oak Townhomes, shown on Exhibit "A" of the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170427- 0041362, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jason J. Mellen and Kelli A. Mellen, a married couple by Deed dated April 20, 2018 from Carbine & Associates, LLC, a Tennessee Limited Liability Company, recorded May 9, 2018, in Instrument Number 20180509-0044555, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4103B Lone Oak Road, Nashville, TN 37215**
(House Number) (Street) (City, State) (Zip)

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; 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, representatives and assigns, to warrant and forever defend the title to the said land to the said 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, this instrument has been executed on this the **22nd** day of **January, 2021.**

Jason J. Mellen

Kelli A. Mellen

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jason J. Mellen and Kelli A. Mellen**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **January, 2021.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY