This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $385,000.00

Affiant

Subscribed and sworn before me this the 19th day of February, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Jeffrey Mello
1703 Marsden Avenue
Nashville, TN 37216

Send Tax Bill to:
NewOwner

Tax Information:
072-12-0 075.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMIE GROELING EVANS AND MATTHEW EVANS, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY MELLO, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being the easterly 38.5 feet of Lot number 144 and the westerly 23 feet of Lot number 145 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Page 61, Register's Office for Davidson County, Tennessee.

Said parts of Lots number 144 and 145 front together 61.5 feet on the northerly side of Marsden Avenue and runs back 150 feet to an alley.

Being the same property conveyed to Jamie Groeling Evans and Matthew Evans, wife and husband, by deed from Jamie L. Groeling, dated 10/28/2020, of record in Instrument No. 20201105-0129575, said Register's Office.

Also being the same property conveyed to Jamie L. Groeling, an unmarried woman, by deed from Steven D. Scheibe, unmarried, dated 10/30/2008, of record in Instrument Number 20081110-0111157, said Register's Office. The said Jamie L. Groeling having since married and is now known as Jamie Groeling Evans.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1703 Marsden Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 579209 DEEDWARR
02/26/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210226-0024445

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 4-10332-kp

Witness my hand this the 19th day of February, 2021.

Jamie Groeling Evans

Matthew Evans

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jamie Groeling Evans and Matthew Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2021.

My commission expires: 9-6-22

Notary Public

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

