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Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2021

Notary Public

Commission Expires: 5/3/21

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 581107 **DEEDWARR**
03/02/2021 08:39:34 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20210302-0026004

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew C. McCullough and Lindsey McCullough 703 Shelby Avenue Nashville, TN 37206	SWBC Mortgage 9311 San Pedro Ave #100 San Antonio, TX 78216	093-04-0-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melanie's Real Estate & Trust Account, LLC, a Utah Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew C. McCullough and Lindsey McCullough, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 99 on the Plan of William 1st Addition to Edgefield now East Nashville of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melanie Real Estate and Trust Account LLC, a Utah limited liability company by Warranty deed from James Lee Holleman, Jr., Jeffrey Holleman, Daphne McCool and Brittany McCool of record in Inst. No. 20190913-0093194 Register's Office for Davidson County, Tennessee, dated 09/09/2019 and recorded on 09/13/2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 703 Shelby Avenue, Nashville, TN 37206

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 26th day of February, 2021.

Melanie's Real Estate & Trust Account, LLC, a Utah Limited Liability Company

By: _____
Melanie Farrell, Manager

STATE OF UTAH
COUNTY OF Summit

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Melanie Farrell,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Manager** of **Melanie's Real Estate & Trust Account, LLC**, the within named bargainor, a **Utah limited liability company**, and that as such **Manager**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of **the limited liability company** by herself as **Manager**.

Witness my hand and official seal at Park City, Utah this 25th day of February, 2021.

CHERYL SHANOR
Notary Public – State of Utah
Comm. No. 696615
My Commission Expires on
Sep 13, 2021

Cheryl Shanor
Notary Public
My Commission Expires: 9-13-21