THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210133014** Karen Johnson Davidson County Batch# 581491 **DEEDWARR** 03/02/2021 12:03:53 PM 2 pgs Fees: $13.00 Taxes: $6,290.00 20210302-0026517	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner: Christian A. Horsnell, Trustee P.O. Box 340020 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 09 0 103.00

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 of which is hereby acknowledged, **Keith G. Meador, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian A. Horsnell, Trustee of The MacClark Family Trust, dated January 25,** 2021 ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 14 on the Plan of Richland Realty Company's Division "A", as of record in Book 161, Page 151, said Register's Office.

Said part of said lot fronts 50 feet on the South side of Richland Avenue and extends back Southerly between parallel lines, and parallel with Christopher Street 200 feet, more or less, to a line; the Eastern boundary line of said Easterly 50 feet of said Lot No. 14 being 100 feet West of Christopher Street.

Being the same property conveyed to Keith G. Meador, by Warranty Deed from Michael E. Utley and wife, Fran Eve Utley, of record in Instrument No. 20100212-0011252, in the Register's Office of Davidson County, Tennessee, dated February 10, 2010 and recorded on February 12, 2010.

Katie Meador joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Company's Division "A", as recorded in Plat Book 161, Page(s) 151.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 10928, Page 523.

This is improved property located at 3803 Richland Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2021.

Keith G. Meador

Katie Meador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Meador and Katie Meador, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2021.

Notary Public

My Commission Expires: _____

