WARRANTY DEED

Karen Johnson Davidson County
Batch# 597683 **DEEDWARR**
03/22/2021 03:11:27 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210322-0037828

File No. DH-21-274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barnaby Perry and Douglas Philip Brockway	new owners	
(NAME)	(NAME)	
2708 Greenside Place		083-04-0A-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tiffany Meals, f/k/a Tiffany M. Feltman, and Nathan J. Meals, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barnaby Perry and Douglas Philip Brockway, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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. 2, on the Plan of First Amendment, Greenside Park, of record in Instrument No. 20120507-0039371, which revised instrument No. 20120418-0033247, Register's Office for said County. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany M. Feltman, unmarried woman and Nathan J. Meals, an unmarried man as tenants in common with right of survivorship by Warranty deed from Stephanie McRae, now known as Stephanie Greenfield and Zachary Greenfield, wife and husband of record in Instrument No. 20170302-0020964 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 02, 2017.

Tiffany Meals and Tiffany M. Feltman are one and the same person.

This is property more commonly known as 2708 Greenside Place, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 18th day of March, 2021.

Tiffany Meals

Nathan J. Meals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2021, before me personally appeared Tiffany Meals and Nathan J Meals, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of March, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON