Karen Johnson Davidson County
Batch# 609827 DEEDWARR
04/08/2021 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210408-0046441

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 3513-03-21	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 5th day of April, 2021. Notary Public My Commission Expires: May 9, 2023

KENYON J. SALES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lucas McLaughlin 901 Morrow Road Nashville, TN 37209	New Owner	Map and Parcel No.: 091 10 0 369.00

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, Judson Veach and wife Sarah Veach (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Lucas McLaughlin, unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 901 Morrow Road, Nashville, Davidson County, Tennessee 37209.

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

And Grantors covenant that that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 5th day of April, 2021.

GRANTORS:

Judson Veach

Sarah Veach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judson Veach and Sarah Veach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2021.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 82, as shown on the Revised Plan, Section One, Morrow Meadows, of record in Plat Book 2083, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judson Veach and Sarah Veach, Husband and Wife, by Warranty Deed from Michael L. Williams and Rita G. Williams, Husband and Wife, of record in Instrument No. 20160412-0034891, in the Register's Office of Davidson County, Tennessee, dated April 08, 2016 and recorded on April 12, 2016.

This conveyance is made subject to:

1. State, County, and City general and special taxes and assessments for the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan, Section One, Morrow Meadows, as recorded in Plat Book 2083, Page(s) 105, Register's Office of Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2300, Page 421, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY