WARRANTY DEED

Karen Johnson Davidson County
Batch# 632019 DEEDWARR
05/10/2021 10:06:36 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210510-0062233

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clinton Ryan and Jamie Pendergrass 520 McDonald Dr Nashville, TN 37217	New Owner	120-09-0-013.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bryant B. Melgar and Katelyn M. Melgar, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Clinton Ryan and Jamie Pendergrass, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 409 on the plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, in the Register's Office for Davidson County, Tennessee.

Beginning with a point in the easterly margin of McDonald Court at the common corners of Lots 408 and 409; thence with the line between said two lots, 208.5 feet in an easterly direction to a point at the common corners of Lots 408, 409 and 410; thence with the line between said lots 409 and 410, 212.8 feet in a northwesterly direction to a point in the southeasterly margin of McDonald Drive; thence along said margin 80.0 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 38.0 feet in a southwesterly direction to a point in the easterly margin of McDonald Court; thence along said margin, 94.2 feet in a southwesterly direction to the point of beginning.

Being the same property conveyed to Bryant B. Melgar and Katelyn M. Melgar, husband and wife, by Warranty Deed from Sherrie F. Hicks and Byron N. Hicks, wife and husband, dated 11/19/2018 and recorded 11/28/2018, of record in Instrument 201811280116086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 520 McDonald Dr, Nashville, TN 37217

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(s) this the 7th day of May, 2021.

Bryant B. Melgar

Katelyn M. Melgar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bryant B. Melgar and Katelyn M. Melgar with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of May, 2021.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

