This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11530-LV

Karen Johnson Davidson County
Batch# 653185 DEEDWARR
06/09/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $590.15
20210609-0077733

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $159,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2021.

Notary Public
My Commission Expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Equity Trust Co. Custodian FBO Edward W. Meek IRA P.O. Box 290261 Nashville, TN 37229	EWM PO Box 290261 Nashville, TN 37229	043 15 0 136.00

WARRANTY DEED

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, **David W. Gregory, unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Equity Trust Co. Custodian FBO Edward W. Meek IRA**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in Davidson County, Tennessee, Beginning at a point in the South margin of Old Hickory Boulevard, at the corner of Lots Nos. 14 and 15 of said Block; thence with the line between said lots Southerly 131.6 feet to a point at the common Southerly corner of said Lots; thence continuing Southerly 192 feet, more or less, to a point, the Northeast corner of a 3-acre tract conveyed to Raymond Arnold and wife, Rosa D. Arnold, by deed from W. L. Murray and wife, of record in Book 1939, Page 133, Register's Office for said County; thence along Arnold's North line Westerly 420 feet, more or less, to a point; thence North 3° 30' East 170 feet to a point in the South line of Lot No. 31 of said Block above referred to; thence with the Southerly line of said Block of lots, Easterly 180.13 feet to the common Southerly corner of Lots Nos. 24 and 25 of said Block; thence with the line between said lots if the same were extended Southerly 50 feet to a point; thence Easterly 150 feet to a point; thence Northerly 50 feet to the common corner of Lots Nos. 18 and 19 of said Block; and continuing with the line between said Lots 18 and 19, Northerly 134.2 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same Easterly 100 feet to the point of beginning.

Being the same property conveyed to David W. Gregory and Wife, Linda C. Gregory, by Warranty Deed from Henry Nimmo and Wife, Rebecca Nimmo, of record in Book 4767 and Page 522, in the Register's Office of Davidson County, Tennessee, dated November 12, 1973 and recorded on November 26, 1973. Linda C. Gregory died on June 3, 2001 leaving David W. Gregory as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **0 Old Hickory Boulevard, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 3rd day of June, 2021.

GRANTOR:

David W. Gregory

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David W. Gregory, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2021.

Notary Public
My Commission expires: 12-18-22

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

202106090077733

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM