Name and Address of New Owner:
Melody B. McLeod
2717 Sharondale Court
Nashville, TN 37215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 655703 DEEDWARR
06/14/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20210614-0079451

This Instrument Prepared By:
J Carlton Drumwright
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 117-03-0-085.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dawn Workman, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melody B. McLeod, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Hillsboro Circle of record in Plat Book 1130, Page 15, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 92 feet more or less on the Southerly side of Sharondale Court and runs back 156.3 feet on the Easterly line and 206.5 feet on the Westerly line, to a point in the rear, said lot being triangular in shape.

Being the same property conveyed to Dawn Workman, a married woman, and Don Elias, a married man, a joint tenants with right of survivorship by Warranty deed from James Michael Hatchett and wife, Linda Boland Hatchett of record in Instrument No. 20181011-0100709 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 11, 2018. Being the same property conveyed to Dawn Workman by Warranty deed from Donald ("Don") Elias of record in Instrument No. 20200909-0102805 Register's Office for Davidson County, Tennessee, dated September 4, 2020 and recorded on September 9, 2020.

This is improved property also known as 2717 Sharondale Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Grantor affirms this property was never a marital homestead.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2021.

Dawn Workman SEAL
Dawn Workman

STATE OF Texas
COUNTY OF Harris

On this 7th day of June, 2021, before me personally appeared Dawn Workman, 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 7th day of June, 2021.

Zahra Daniels
Notary Signature
My commission expires: 08/03/2024

NOTARY PUBLIC STATE OF TEXAS
Zahra Daniels
ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

Notarized online using audio-video communication

**AFFIDAVIT OF VALUE**

STATE OF Texas )
)
COUNTY OF Harris )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $925,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dawn Workman
(Affiant)

Sworn to and subscribed before me this
7th day of June, 2021.

Zahra Daniels
Notary Public
My commission expires: 08/03/2024
File No. 2021-3864

NOTARY PUBLIC STATE OF TEXAS
Zahra Daniels
ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

Notarized online using audio-video communication

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

