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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 667182 **DEEDWARR**
06/29/2021 10:23:05 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90

20210629-0087864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shannon McCarren Pope and John Pope, V, wife and husband 2303 Weona Drive Nashville, TN 37214	**NEW OWNER**	084-11-0-206.00

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, **Mekenzie Brown and Alexander Pittard**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Shannon McCarren Pope and John Pope, V, wife and husband**, 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. 266, on the Subdivision of C.R. Quarles Lands, Maplecrest of record in Book 1835, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Beginning at a point in the southerly margin of Weona Drive at the corner of Lot Nos. 266 and 267 of said subdivision; thence southwardly with the line between said two lots 150 feet to a point; thence westwardly with the line between Lot Nos. 262 and 266, 75 feet to a point; thence with the line between Lot Nos. 264 and 266, northwestwardly 56.57 feet to a point; thence with the line between Lot Nos. 265 and 266 northwardly 110 feet to a point in the southerly margin of Weona Drive; thence with the margin of the same eastwardly 115 feet to the beginning.

Being the same property conveyed to Alexander Pittard, an unmarried man and McKenzie Brown, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from The Restoration Team, LLC, a Tennessee limited liability company dated 05/03/2019 and recorded 05/09/2019, of record in Instrument 201905090043639, 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 know as: 2303 Weona Drive, Nashville, TN 37214

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 28th day of June, 2021.

Mekenzie Brown

Alexander Pittard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mekenzie Brown and Alexander Pittard 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 28th of June, 2021.

Notary Public

My Commission Expires: 8/15/24

(SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY