Karen Johnson Davidson County
Batch# 669843 DEEDWARR
07/01/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210701-0089571

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11699-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2021.

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/20/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tudor Building Group 110 Windsor Drive Nashville TN 37205	OWNER	131 08 0 021.00

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, **Merrill A. Waynick, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tudor Building Group**, 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 certain tract or parcel of land in Davidson County, State of Tennessee as follows to-wit:

Being the Northerly 10 feet of Lot No. 24 and all of Lot No. 25 on the Map of Duncanwood, as of record in Book 1424, Page 139, described as follows:

BEGINNING at a point on the Westerly margin of Brookmeade Drive at the corner of Lots Nos. 25 and 26; thence with the line between said two lots, Westwardly 200 feet to a point in the line between Lots Nos. 25, 26 and 31; thence with the line between Lots Nos. 25 and 31, Southwardly 49.7 feet; thence Eastwardly 54.5 feet to a post; thence Southwardly 85.9 feet to a point; thence Eastwardly 150.5 feet to the Westerly margin of Brookmeade Drive; thence with said Drive, Northwardly 135 feet to the point of beginning.

Being the same property conveyed to Clyde V. Waynick and wife, Merrill A. Waynick, by Warranty Deed from John H. Exton and wife, Janet M. Exton, of record in Book 4547, Page 301, in the Register's Office of Davidson County, Tennessee, dated October 22, 1971 and recorded on October 22, 1971.
The said Clyde V. Waynick died on April 14, 1995 leaving Merrill A. Waynick as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **1103 Brookmeade Drive, Nashville, TN 37204**.

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 30th day of June, 2021.

GRANTOR:

Merrill A. Waynick

Merrill A. Waynick

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Merrill A. Waynick, 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 30th day of June, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202107010089571

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2021 (date of document).

Kelsie Holloway

Affiant Signature

7/1/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1 day of July, 2021

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

