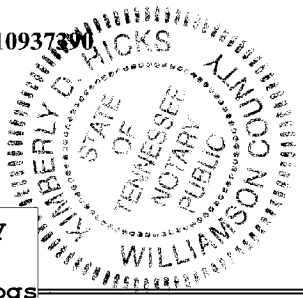
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21093730**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2021. Notary Public My Commission Expires: 2-07-22



Karen Johnson Davidson County
Batch# 737980 DEEDWARR
10/15/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20211015-0139213

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Meyer and Lindsay Meyer 6125 Chickering Court Nashville TN 37215	New Owner	Tax Parcel ID No. 144 10 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan A. Gregory, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Meyer and Lindsay Meyer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Chickering Valley, as shown on plat of record in Plat Book 2331, Pages 121, 122, and 123, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Susan A. Gregory, by Quitclaim Deed from Charles L. Gregory and wife, Susan A. Gregory, of record in Instrument No. 20021002-0120235, in the Register's Office of Davidson County, Tennessee, dated September 24, 2002 and recorded on October 02, 2002.

Being the same property conveyed to Charles L. Gregory and wife, Susan A. Gregory, by Warranty Deed from William A. Byrn, Jr. and wife, Emily C. Byrn, of record in Book 9912, Page 824, in the Register's Office of Davidson County, Tennessee, dated January 08, 1996 and recorded on January 09, 1996.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chickering Valley, as recorded in Plat Book 2331, Page(s) 121, 122 and 123.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 25.

This is improved property located at 6125 Chickering Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of October, 2021.

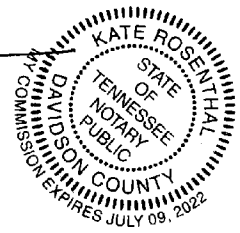
Susan A. Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan A. Gregory, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2021.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 10/12/2021.

Kimberly D Hicks
Affiant
Date: 10/12/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of October, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON