THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211038019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $589,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2021.

Notary Public
My Commission Expires: 1-6-25



Karen Johnson Davidson County
Batch# 759981 DEEDWARR
11/23/2021 11:31:24 AM 2 pgs
Fees: $13.00 Taxes: $2,179.30

20211123-0155405

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel J. Martin and Sarah Martin 508 Brookvale Terrace Nashville TN 37209	New Owner	Tax Parcel ID No. 103-06-0-119.00

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, **William Park Meadors, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel J. Martin and Sarah Martin, husband and wife** ("Grantees"), their 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(s) 40, as shown on the map entitled Brookside Courts Addition No. 2, of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM PARK MEADORS, by deed from MART SWENSON, of record in Instrument No. 20160527-0053928 , dated May 26, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-06-0-119.00.

Matters shown on the Plan of record in Plat Book 1835, page 47, said Register's Office.

Deed of Easement of record in Book 5202, page 997, said Register's Office.

This is improved property located at 508 Brookvale Terrace Nashville TN 37209

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 22nd day of November, 2021.

William Park Meadors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of November, 2021.

Notary Public

My Commission Expires:

