THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 767357 DEEDWARR 12/03/2021 11:43:08 AM 3 pgs Fees: $18.00 Taxes: $1,480.00 20211203-0160630	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $400,000.00. AFFIANT Subscribed and sworn to before me, this 23rd day of November, 2021 NOTARY PUBLIC My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Wisty Heather Lynn Pender 3640 Anderson Road Nashville, Tennessee 37217	New Owner	136-11-0-071.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of November 2021, the undersigned, **Melinda K. Young and Clinton J. Cowger, wife and husband,** hereinafter called the Grantors, have bargained, sold, and by these presents do transfer and warrant to **Wisty Heather Lynn Pender, an unmarried woman**, hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Priest Lake Park Section Nine of record in Plat Book 6900, Page 452, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melinda K. Young, unmarried, and Clinton J. Cowger, unmarried, as joint tenants with right of survivorship, by deed dated April 30, 2008, and recorded May 2, 2008, from Pauline A. Brewer, unmarried, of record in Instrument Number 20080502-0045517, Register's Office for Davidson County, Tennessee.

This conveyance and all covenants and warranties contained herein are made expressly subject to the exceptions and other matters set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

This is improved property known as 3640 Anderson Road Nashville, TN 37217.

TO HAVE AND HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unencumbered except as otherwise set forth in Exhibit A, and will warrant and defend the title thereto against all lawful claims. This the 23rd day of November, 2021.

Melinda K. Young

STATE OF TEXAS)
COUNTY OF Harris)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Melinda K. Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of November, 2021

Notary Public

My Commission Expires: 01/17/2022

FLOR BARRERO NOTARY PUBLIC STATE OF TEXAS ID# 13140702-0 EXP. 01-17-2022

Clinton J. Cowger

STATE OF TEXAS)
COUNTY OF Harris)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Clinton J. Cowger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of November, 2021

Notary Public

My Commission Expires: 01/17/2022

FLOR BARRERO NOTARY PUBLIC STATE OF TEXAS ID# 13140702-0 EXP. 01-17-2022

EXHIBIT A

1. All real property taxes for the year 2021 and subsequent years, a lien, not yet due and payable. (Map 136.11, Parcel 71.00).

2. All matters set forth on the Plan of the Final Plat, Priest Lake Park, Section Nine, of record in Book 6900, page 452, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive covenants of Priest Lake Park, Section Nine of record in Book 7422, page 183, Register's Office for Davidson County, Tennessee.