Karen Johnson Davidson County
Batch# 771293 DEEDWARR
12/09/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20211209-0163672

G#35224-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,800,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of November, 2021. Notary Public My commission expires: 3/6/24 (AFFIX SEAL)

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Shane Neal	**"New Owner"**	**116 05 0 002 00**
305 Davidson Road	305 Davidson Road	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William M. Edwards Jr, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Shane Neal, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of George N. Welch Jr Subdivision West Meade Village Tract, Section "B", of record in Plat Book 1835, Page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 175.8 feet on the southerly side of Davidson Road and runs back between parallel lines 375 feet to a dead line.

BEING the same property conveyed to William M. Edwards, Jr., by Warranty Deed dated July 21, 2003, from Perry M. Davidson, unmarried, of record in Instrument No. 20030729-0107008, Register's Office for Davidson County, Tennessee.

THE conveyance of the hereinabove described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 1835, Page 75, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants for Detached Structure, contained in instrument of record in Instrument No. 20080325-0029838 and in Instrument No. 20080325-0029839, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantor herein and herein Grantee assumes any subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **305 Davidson Road, Nashville, TN 37205**.

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 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 **30th** day of **November, 2021.**

William M. Edwards Jr.

William M. Edwards Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William M. Edwards Jr,** the within named seller, 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 Nashville, Tennessee, this **30th** day of **November, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/30/21.

George E. Mudter, Jr.
Dated 11/30/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/30/21

My commission expires 10/2/2023

