THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36718-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $389,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2021. Notary Public My Commission Expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

WARRANTY DEED

Address New Owner: Forrester G. Meyers, Cameron Cavaricci 238 Barker Road Nashville, TN 37214	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 08414008000

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, **Cheryl A. Stephenson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Forrester G. Meyers and Cameron Cavaricci ("Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 238 Barker Road, Nashville, TN 37214.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 773070 **DEEDWARR**
12/13/2021 12:34:04 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30

20211213-0164698

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2021.

Cheryl A. Stephenson by GDP, Atty-In-Fact

Cheryl A. Stephenson by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cheryl A. Stephenson, and he is authorized by Cheryl A. Stephenson to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of December, 2021.

Eileen K. Hopkins

Notary Public

My Commission Expires:
10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Walnut Grove, as of record in Plat Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cheryl A. Stephenson, unmarried, by deed dated September 19, 2019 from HJL Properties, GP, a Tennessee General Partnership formed February 1, 2016, by State of Merger from JHL, L.P., a Tennessee limited partnership, of record in Instrument No. 20190916-0093483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 2271, page 541, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, page 87, Register's Office for Davidson County, Tennessee.