Karen Johnson Davidson County
Batch# 798800 DEEDWARR
02/02/2022 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $14,800.00
20220202-0012130

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. 36777-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00. Affiant Subscribed and sworn to before me this 21st day of January, 2022. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Melody Anne Malloy, Trustee of the Mason Trust Agreement U/A dated November 1, 2016, amended and restated dated April 21, 2021 4306 and 4308 Lone Oak Road Nashville, TN 37215	New Owner 213 3rd Ave N Nashville, TN 37201	Map and Parcel No.: 131 03 0 213.00 131 03 0 214.00

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, **Michael S. Neal**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melody Anne Malloy, Trustee of the Amended and Restated Mason Trust Agreement dated April 21, 2021** ("Grantee"), her successors, 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 4306 and 4308 Lone Oak Road, Nashville, TN 37215.

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

And Grantor covenants that he 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of January, 2022.

Michael S. Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Neal, 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, at office, this 21st day of January, 2022.

Notary Public

My Commission Expires: 3/6/24

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lot Nos. 61 and 62 on the Plan of George W. Blair's' Revised Subdivision of Belmont Park Place, of record in Book 421, Pages 118 and 119, Register's Office, Davidson County, Tennessee, and being a tract of land including "Ira Adams Property" and Lot No. 1 on the Plan of Lone Oak Court, of record in Book 3300, Page 67, Register's Office, Davidson County, Tennessee; also being all the property as described in Book 4614, Page 927, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Avenue South, Nashville, Tennessee 37203, License No. 100, dated April 24, 1992, as follows:

Beginning at a point in the center line of Lone Oak Road, said point being the Southwest corner of Lot No. 1 on the Plan of Lone Oak Court; thence in a Northerly direction along said center line 80.86 feet to the Northwest corner of Lot No. 1, thence continuing Northerly 212.56 feet to a point; thence S 80° 05' E, 394' to a point; thence S 21° 47 W, 216.44' to the Northeast corner of Lot No. 1; thence S 21° 47 W, 62.35' to a point; thence S 57° 50' W, 54.35' to a point; thence N 76° 21' W, 277.6' to the point of beginning.

Being the same property conveyed to Michael Neal and Melanie R. Neal, husband and wife, by Warranty Deed from Mark Joseph Brunn and wife, Wendy M. Brunn, of record in Instrument no. 20121026-0098220, in the Register's Office of Davidson County, Tennessee, dated October 24, 2012 and recorded on October 26, 2012.

Being the same property conveyed to Michael S. Neal, unmarried, by Quitclaim Deed from Melanie R. Neal, unmarried, of record in Instrument no. 20210629-0087973, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021 and recorded on June 29, 2021. Also see Final Decree of Divorce In the Fourth Circuit Court for Davidson County, Tennessee in Case No. 19D276.

This conveyance is made subject to:

1. 2022 City/County Taxes which are a lien, not yet due and payable, have been prorated by the parties and assumed by the Grantee.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of George W. Blair's Revised Subdivision of Belmont Park Place, as recorded in Plat Book 421, Page(s) 118 and 119.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lone Oak Court, as recorded in Plat Book 3300, Page(s) 67.

4. Title to that portion of the property being lying within the right of way of Lone Oak Road.

Tennessee Certification of Electronic Document

I, Andrew Suzore, do hereby make oath that I am a licensed attorney and/or the 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 1/21/22 (date of document).

Affiant Signature

1/24/22
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/14/25

NOTARY'S SEAL

