Karen Johnson Davidson County
Batch# 813661 DEEDWARR
03/02/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20220302-0023423

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2022.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 2940 Brick Church Pike Tru	**New Owner**	**06000001201**
PO BOX 695	**Same**	
MADISON, TN 37116		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas F. Mellett, Jr., umarried

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

Brandon Adams, Trustee of The 2940 Brick Church Pike Trust

HEREINAFTER CALLED THE GRANTEES, THEIR 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 more particularly described, as follows:

Beginning on the West margin of the Brick Church Pike at the Northeast corner of the property conveyed to Roy T. Christian and wife, Kathleen Christian, of record in Book 3376, Page 441, Register's Office for Davidson County, Tennessee; thence with Christian's North line 206 feet to a point; thence Northerly 91 feet to a point; thence Easterly and parallel with Christian's line 206 feet to the margin of Brick Church Pike; thence Southerly along the margin of said Pike 91 feet to the beginning.

Being the same property conveyed to Thomas F. Mellett, Jr., by Quitclaim Deed from Clyda D. Mellett, dated August 30, 2016, of record in Instrument No. 20161019-0110508, as corrected by Scrivener's Affidavit in Instrument No. 20201110-0132584, in the Register's Office for Davidson County. Tennessee.

Further being the same property conveyed to Thomas F. Mellett and wife, Clyda Davenport Mellett, by Warranty Deed from Edward Ellis and wife, Audrey Ellis, dated March 31, 1966, of record in Book 4002, Page 68, in the Register's Office for Davidson County, Tennessee. Thomas F. Mellett died November 15, 2001 leaving Clyda Davenport Mellett as the sole surviving tenant.

Included in the above description, but excluded from this conveyance is the following described property conveyed to the Metropolitan Government of Nashville-Davidson County, Tennessee, by Order of The Circuit Court for Davidson County, Tennessee, Docket No. 96C472, from Thomas F. Mellett and wife, Clyda D. Mellett, of record in Book 11724, Page 551, Register's Office for Davidson County, Tennessee:

Beginning at a point on the West existing margin of Brick Church Pike, said point being the point of intersection between the common property line between Sue C.N. Stewart, etvir and the Grantor with the West existing margin of Brick Church Pike; thence with said existing margin of Brick Church Pike Northerly 92 feet to the intersection with the Grantors North property line; thence with said common property line North 84 degrees, 10 minutes, 18 seconds West 12.39 feet to the point of intersection with the West proposed margin of State Project No. 19180-2704-54; thence with said proposed margin South 05 degrees, 55 minutes, 21 seconds West 91.00 feet to Sue C.N.. Stewart's etvir North property line; thence with said property line South 84 degrees, 10 minutes, 18 seconds East 12.54 feet to the point of beginning, containing 1,134 square feet and being part of the same property conveyed by Edward Ellis, etux to Thomas F. Mellett, etux as of record in Book 5002, Page 68, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2940 Brick Church Pike, Nashville, TN 37207.

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, their heirs and assigns forever; and we do covenant with 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 in 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.

Thomas F. Mellett, Jr. Date: 2/17/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thomas F. Mellett, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, 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 2/17/22.

Date

Affiant Signature

2/17/22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY