RETURN TO: MAGNOLIA TITLE
1104 FATHERLAND STREET
NASVILLE, TN 37206

Karen Johnson Davidson County
Batch# 819368 DEEDWARR
03/10/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220310-0028057

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Affiant

Subscribed and sworn to me on 03/01/22.

NOTARY PUBLIC

My Commission Expires: 01-06-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cole Meador 1102 Thorncrest Road Nashville, TN 37211	**NEW OWNER**	161-06-0A-030.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ADI LEVY, SINGLE MAN, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cole Meador and Brittany Meador, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 30 on the plan of Oakhill Townhomes, Phase 1, as shown on Exhibit "A1" to the Declaration of Covenants, Conditions and Restrictions of Oakhill Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to ADI LEVY, SINGLE MAN, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record as Instrument No. 20121228-0119811, dated December 21, 2012, said Register's Office.
>
> This is Improved property, known as 1102 Thorncrest Road, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 03/01/22.

Adi Levy
By: Gilad Shamir, attorney-in-fact

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gilad Shamir, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), 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 Adi Levy and is authorized by Adi Levy to execute this instrument on behalf of Adi Levy.

Witness my hand and official seal on 02 / 2[illegible]

NOTARY PUBLIC

REBECCA F. DIAZ
Notary Public-State of Florida
Commission # HH 79315
My Commission Expires
January 11, 2025

My Commission Expires: 01/11/25

Certificate of Authenticity

I, Tiffany Rooker, 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 **3/2/2022**.

Date

Tiffany Rooker

Affiant Signature

3/2/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2ND** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON