WARRANTY DEED

Karen Johnson Davidson County
Batch# 823499 DEEDWARR
03/17/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220317-0030968

File No. EM-22-2039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlyn Harris and Tyler Harris	New owner	
(NAME)	(NAME)	
1517 Rachaels Ridge	1517 Rachaels Ridge	086-04-0C-032.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Lisa M. Meldrum and Anthony Meldrum, Wife and Husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlyn Harris and Tyler Harris, Wife and Husband**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 20 on the Plan of Final Plat Jackson's Grove, Phase Three, as shown by plat appearing of record in Plat Book 9700, Page 988, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David F. Borja and Thien Hang Ngoc Borja, a married couple by Warranty deed from Nathanael J. Skirvin, married of record in Instrument No. 20150302-0017526 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 02, 2015.

Being the same property conveyed to Lisa M. Moore, an unmarried woman by Warranty deed from David F. Borja and Thien Hang Ngoc Norja, husband and wife of record in Instrument No. 20200310-0026944 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 10, 2020.

Being the same property conveyed to Lisa M. Meldrum and Anthony Meldrum, wife and husband by Quitclaim deed from Lisa M. Moore (N/K/A Lisa M. Meldrum) of record in Instrument No. 20210201-0014261 Register's Office for Davidson County, Tennessee, dated February 01, 2021 and recorded on February 01, 2021. Being also known as 1517 Rachaels Ridge Hermitage, Tennessee 37076.

This is property more commonly known as 1517 Rachaels Ridge, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 7th day of March, 2022.

Lisa M. Meldrum by Anthony Meldrum, Attorney-in-Fact

Lisa M. Meldrum by Anthony Meldrum, Attorney-In-Fact

Anthony Meldrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2022, before me personally appeared Anthony Meldrum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Anthony Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Lisa M. Meldrum, and that this instrument was executed on behalf of the said Lisa M. Meldrum for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202203170030967, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 7 day of March, 2022.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires:
:

Certificate of Authenticity

I, Emily Manno, 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 3/7/22.

Date

Affiant Signature

3/7/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of March, 2022.

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