Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-OUB-22655

Karen Johnson Davidson County
Batch# 847191 DEEDWARR
04/28/2022 11:32:36 AM 2 pgs
Fees: $13.00 Taxes: $1,894.40
20220428-0049225

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Deborah G. White (n/k/a Deborah G. Dalida)

TO: Reagan Mead and Zachary Mead
655 Harpeth Bend Dr.
Nashville, TN 37221

MAP & PARCEL:
142-15-0-074.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Deborah G. White (n/k/a Deborah G. Dalida), Grantor herein; have bargained and sold and by these presents do convey unto Reagan Mead and Zachary Mead, wife and husband, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Harpeth Valley Park, Section 1, as of record in Plat Book 3600 pages 93 and 94, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Deborah G. White, unmarried, from Robert H. Bennett and wife, Sherry A. Bennett, by Warranty Deed dated 10/27/1995 and recorded 10/30/1995 of record in Book 9842, page 879, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2022 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to All setbacks, easements, restrictions and other matters as shown on the plat of record for Harpeth Valley Park, Section 1 of record in Book 3600, pages 93-94, Register's Office of Davidson County, Tennessee; Restrictive Covenants for Harpeth Valley Park, Section 1 of record in Book 3857, page 858, said Register's Office; and all other matters of record.
>
> This is improved property known as 655 Harpeth Bend Drive, Nashville, TN 37221, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Michael F. Dalida joins herein to convey to the Grantees any interest he may have in the property as the spouse of Deborah G. White (n/k/a Deborah G. Dalida), but he does not join in the warranties herein.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 25 day of April, 2022

Deborah G. White (n/k/a Deborah G. Dalida)

Michael F. Dalida

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Deborah G. White (n/k/a Deborah G. Dalida), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 25th day of April, 2022.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael F. Dalida, the within named bargainor, 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 the 25th day of April, 2022.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $512,000.00.

Affiant

SWORN to and subscribed before me,

this the 25th day of April, 2022.

NOTARY PUBLIC

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

My commission expires: 3-3-2025