Karen Johnson Davidson County
Batch# 857699 DEEDWARR
05/18/2022 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20220518-0057522

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. 36877-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me this 11th day of May, 2022. Notary Public My Commission Expires: 3/6/2024 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: HR Investments LLC and/or assigns 6209 Vosswood Dr Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 10301014400

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, **Melvin Meadows and wife, Diane Gayle Meadows, a/k/a Diana Gayle Meadows** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **HR Investments, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improve property located at 824 Watts Lane, Nashville, TN 37209-4429.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its 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 11th day of May, 2022.

Melvin Meadows

Diana Gayle Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melvin Meadows and Diana Gayle Meadows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2022.

Notary Public

My Commission Expires: 3/6/24

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

EXHIBIT "A"

Tract I:

Land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Pete Mayer, Surveyor, December 14, 1945, as follows:

Beginning at a point in the northerly margin of a County Road, 208.6 feet easterly from the eastern boundary line of a tract of land owned by Jackson, said point being also the southeast corner of a one-acre tract of land conveyed to J.J. Jackson and wife, Esther Jackson, by deed from E.G. Shepard and wife, of in Book 1539, page 105, Register's Office for said County; thence with the eastern boundary line of said one-acre tract of land, North 24 degrees West 208.6 feet to the eastern boundary line of said one-acre tract; thence with the northerly boundary line of said one-acre tract, westwardly 75 feet to a point; thence southwardly 208.6 feet to a point in the northerly margin of said County Road; thence with the northerly margin of said Road, South 86 degrees 45' East 75 feet to the beginning.

Tract II:

Being a tract of land located in the 8th Civil District of said County, formerly the 12th Civil District, and being further described as follows:

Beginning on the northerly margin of Watts Lane, said point being located at the southeasterly corner of Tract conveyed to Jesse Jerome Jackson and wife, of record in Book 1328, Page 36, Register's Office for said County; thence with the northerly margin of the same eastwardly 133.6 feet to a point; thence in a northwesterly direction 208.6 feet to a point; thence in a westerly direction and parallel with said Watts Lane, 133.6 feet to a point; thence in a southeasterly direction 208.6 feet to the point of beginning.

Being the same property conveyed to Melvin A. Meadows and wife, Diane Gayle by deed dated July 2, 1981 from Nancy Gann, Administrator CTA, and Frank W. Sullivan of record in Book 5676, Page 891 and Book 5767, Page 894, Register's Office for Davidson County, Tennessee, and by Instrument of Correction dated July 30, 1981 of record in Book 5776, Page 427, Register's Office for Davidson County, Tennessee. Diane Gayle Meadows is also known as Diana Gayle Meadows.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5998, Page 624, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 5/11/22.

George E. Mudter, Jr.
Dated 5/11/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 5/11/22

My commission expires 10/2/2023

