WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 04/24/2023

(AFFIX SEAL)

T-RF-22-918

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Sarah Meyer and Martel Meyer	New Owner	
(NAME)	(NAME)	**082-16-0-154.00**
918 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA CARLSTON AND RICHARD CARLSTON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH MEYER AND MARTEL MEYER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 53 on the Plan of Barrow's Addition to Edgefield, (now East Nashville) of record in Plat Book 1, Page 13, of record in the Chancery Court 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 Barbara Carlston and Richard Carlston, wife and husband by Warranty deed from Patrick J. Tohill and Dina P. Tohill, husband and wife of record in Instrument No. 20160115-0004309 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 15, 2016.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **918 Russell Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 864920 DEEDWARR
05/31/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20220531-0062754

Witness my/our hand(s) this the ____ DAY OF MAY, 2022.

Barbara Carlston
Barbara Carlston

Richard Carlston

STATE OF California
COUNTY OF Nevada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA CARLSTON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2022.

Robert L Ellis
Notary Public
My Commission Expires: Feb. 18, 2023
(SEAL)

ROBERT L. ELLIS
Notary Public - California
Nevada County
Commission # 2275770
My Comm. Expires Feb 18, 2023

STATE OF California
COUNTY OF Nevada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD CARLSTON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2022.

Robert L Ellis
Notary Public
My Commission Expires: Feb. 18, 2023
(SEAL)

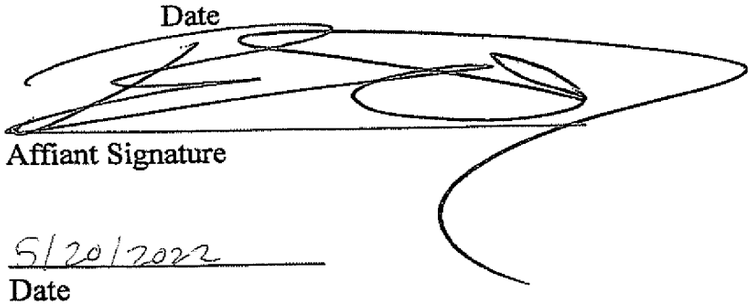
ROBERT L. ELLIS
Notary Public - California
Nevada County
Commission # 2275770
My Comm. Expires Feb 18, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Blake Harris Reynolds, 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 5/17/2022.

Date



Affiant Signature

5/20/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of May, 2022.

Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

