Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-4812

Karen Johnson Davidson County
Batch# 876355 DEEDWARR
06/23/2022 02:01:27 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220623-0071918

Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 22050456

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

WILLIAM E GRONTS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

Subscribed and sworn to before me, this 21st day of June, 2022.

Notary Public
My Commission Expires: 03/07/2023

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: new owner | Map/Parcel Number: |
|---|---|---|
| Luke Brown , a single man | | 146-08-0-027.00 |
| 4812 Merrill Ln | | |
| Nashville, TN 37211 | | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randal Andrew Antley, and Meredith Marie Goodfellow, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Luke Brown , a single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Two, Elysian Meadows Addition of record in Plat Book 2663, Page 101, 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 Randal Andrew Antley, unmarried man and Meredith Marie Goodfellow, unmarried woman, with rights of survivorship by Warranty deed from Brett W. Arnold and Amanda L. Arnold, husband and wife of record in Instrument No. 20201104-0128860 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 04, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4812 Merrill Ln, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant

with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of June, 2022.

Randal Andrew Antley

Randal Andrew Antley

Meredith Marie Goodfellow

Meredith Marie Goodfellow

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 Randal Andrew Antley, unmarried man and Meredith Marie Goodfellow, unmarried woman, with rights of survivorship with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June, 2022.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public at Large
My Commission Expires: 9-6-22