WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $336,100.00.

Affiant

Subscribed and sworn to me on July 25, 2022.

NOTARY PUBLIC

My Commission Expires:

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD A. BRICKER, ESQ.)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35896

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SRN-22-269

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Pecan Valley Properties, LLC 1017 Scruggs Road Joelton, TN 37080	NEW OWNER	095-12-002

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Daniel I. Meade Jr. and Elizabeth Paige Meade, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Pecan Valley Properties, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of BIG TREE ESTATES, as shown by plat of record in Plat Book 6900, Page 485, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel I. Meade Jr. and wife, Elizabeth Paige Meade, by Warranty Deed from Peter Jerome Osborne, Sr., unmarried, dated October 26, 2007, and recorded October 29, 2007 as Instrument No. 20071029-0127219, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 895288 DEEDWARR
07/28/2022 10:56:35 AM 3 pgs
Fees: $18.00 Taxes: $1,243.57

20220728-0086111

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and subsequent years taxes or special assessments which are not shown as existing liens by the public records
2. Applicable Restrictions as set forth in Book 1787, page 281, said Register's Office.
3. Easements set forth in the Instrument of record in Book 2994, page 199, said Register's Office.
4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4277, page 977, said Register's Office.
5. Easement for the flow of the waters of any creeks or streams and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.
7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of any creeks or streams.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

269 Graylynn Drive, Nashville, TN 37214

(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 25 day of July, 2022.

Daniel J. Meade Jr.

Daniel I. Meade Jr.

Elizabeth Paige Meade

Elizabeth Paige Meade

STATE OF OHIO, COUNTY OF Cuyahoga

Before me personally appeared Daniel I. Meade Jr. and Elizabeth Paige Meade to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that (s)he/they executed the same as his/her/their free act and deed.

Witness my hand and official seal on July 25, 2022.

NOTARY PUBLIC

My Commission Expires: 01/26/2027

NOTARY PUBLIC STATE OF OHIO

BRITTANY E SCHINGS
Notary Public
State of Ohio
My Comm. Expires
January 26, 2027