WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 904163 **DEEDWARR**
08/16/2022 01:33:10 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220816-0092847

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)
Easy Holdings LLC	**New Owner**	
(NAME) **604 Gallatin Ave Ste 205**	(NAME)	**060-08-0-051.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **STEPHEN F. MEADE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EASY HOLDINGS LLC,** 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 being the South 100 feet of the North 200 feet of Lot No. 14 on the plan of E. A. Lindsley's Subdivision, of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 100 feet on the east side of Hillside Road and extends back between parallel lines 317 feet to a dead line.

Being a portion of the same property conveyed to Stephen F. Meade by Cash Deed for Tennessee deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20030728-0105141 Register's Office for Davidson County, Tennessee, dated July 03, 2003 and recorded on July 28, 2003.

Being a portion of the same property conveyed to Helen Katherine Creason Meade by Quitclaim deed from Mr. Stephen F. Meade of record in Instrument No. 20060828-0106324 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 28, 2006.

Helen Katherine Creason Meade having sincce died April 29, 2010 leaving Stephen F. Meade as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 144, 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: **3035 Hillside Rd, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 12 DAY OF AUGUST, 2022.

Stephen F. Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN F. MEADE, 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 12th of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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