# WARRANTY DEED

Karen Johnson Davidson County
Batch# 904489 **DEEDWARR**
08/17/2022 02:04:48 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20220817-0093301

LR-EH-22-1120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023

**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) |
|---|---|---|
| **EMODC, LLC** | **Flash Raise Funding, LLC** | |
| (NAME) | (NAME) | **072-06-0-261.00** |
| **1120 McGavock Pike** | **200 Bartlett** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **El Paso , TX 79912** | |
| (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 **EMODC, 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, Tennessee, being Lot No. 21 on the Plan of Bransford Reality Company's Subdivision of Maxey Avenue and Gallatin Road Property of record in Plat Book 332, Page 44, 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 Stephen F. Meade by Warranty deed from Betty B. Spradlin and John Crit Beene, Jr of record in Instrument No. 20011217-0139166 Register's Office for Davidson County, Tennessee, dated December 12, 2001 and recorded on December 17, 2001.

Being a portion of the same property conveyed to Helen Katherine Creason Meade by Quitclaim deed from Stephen F. Meade and Helen Katherine Creason 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 since died April29, 2010 leaving Stephen 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 332, Page 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7124, Page 477, in the Register's Office for Davidson County, Tennessee
- Prenuptal Agreement of record in Instrument Number 20150917-0094276, in the 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: **1120 McGavock Pike, Nashville, Tennessee 37216**.

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 12th DAY OF AUGUST, 2022.

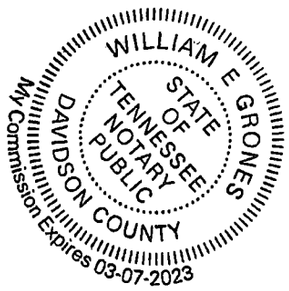
Stephen F. Meade

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)




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