THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $892,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2022.

Notary Public
My Commission Expires:

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Karen Johnson Davidson County
Batch# 910612 DEEDWARR
08/31/2022 09:57:59 AM 2 pgs
Fees: $13.00 Taxes: $3,302.25

20220831-0098081

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberley Sue Gardiner 475 Oakley Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 160 04 0 030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaun Melby and Katherine Boston Melby, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberley Sue Gardiner, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Brentwood Hall, Section VI of record in Plat Book 2331, Page 20, 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 Shaun Melby and Katherine Boston Melby, by Quitclaim Deed from Shaun Melby, of record in Instrument No. 20161109-0118623, in the Register's Office of Davidson County, Tennessee, dated October 24, 2016 and recorded on November 9, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Hall Section VI, as recorded in Plat Book 2331, Page(s) 20.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2393, Page 339.

This is improved property located at 475 Oakley Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2022.

Shaun Melby

Katherine Boston Melby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun Melby and Katherine Boston Melby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026