Karen Johnson Davidson County
Batch# 935078 DEEDWARR
10/28/2022 11:17:17 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20221028-0116750

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, Ltd. John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	RUDY TITLE AND ESCROW, LLC 2012 21ST AVENUE S NASHVILLE, TN 37212 FILE NUMBER DM SP 22 7065	Andrew Paul Peles and Lauren Lewis 7065 Meadow Ridge Circle Nashville, TN 37221

Order Number: 103715TN-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Patricia A. Harris, a single woman**, for Five Hundred Seventy-Five Thousand Dollars and 00/100 ($575,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Andrew Paul Peles, an unmarried man, and Lauren Lewis, an unmarried woman**, as tenants in common, whose address is 7065 Meadow Ridge Circle, Nashville, TN 37221, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 68, on the Plan of Traceside, Section Nine, of record in Instrument Number 200001030000455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and

assessments, if any, prorated to the date of this deed.

County Parcel number: 155 16 0A 321.00
Street address of property: 7065 Meadow Ridge Circle, Nashville, TN 37221
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160721-0075194 in the Register's Office, Davidson County, Tennessee.

Signed this 21st day of October, 2022.

Signature of Grantor(s):

Patricia A. Harris

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 21 day of October, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Patricia A. Harris, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PCL103715TNDWAR01010203

Property Address: 7065 Meadow Ridge Circle, Nashville, TN 37221
Tax Parcel: 155 16 0A 321.00

Oath of Consideration

I or we, Patricia A. Harris the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $575,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 21st day of October, 2022

Signatures of Affiant(s):

Sworn and subscribed before me this 21 day of October, 2022

Notary Public

9/23/2024

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY