WARRANTY DEED

Karen Johnson Davidson County
Batch# 936690 **DEEDWARR**
11/01/2022 03:17:49 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20221101-0118034

JM-VRE-22-3004X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024

(AFFIX SEAL)

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

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)
The 3004 Melody Lane Trust dated October 13th, 2022	**NEW OWNER**	
(NAME)	(NAME)	**084-08-0-105.00**
80 8th Avenue, Ste. 301		
(ADDRESS)	(ADDRESS)	
New York, NY 10011		
(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, **BRIAN DAVIDSON, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN C. SANCHEZ, TRUSTEE OF THE 3004 MELODY LANE TRUST DATED OCTOBER 13TH, 2022,** 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:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the plan of Lincoya Hills, Section 6, of record in Book 2331, Page 71, Register's office for Davidson County, Tennessee, described as follows:

Said Lot No. 143 fronts 120.6 feet on the Southerly side of Melody Lane and runs back 150.0 feet on the Easterly side and 207.4 feet on the Westerly side to a dead line in the rear on which it measures 72.0 feet.

Being the same property conveyed to Brian Davidson, a married man by Warranty Deed from William Scott West, Executor and Jan Nelle West Dickens, as heirs and devisees of The Gloria S. West Estate of record in Instrument No. 20220119-0007489 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 19, 2022.

This instrument is being executed via authority granted in power of attorney recorded in Instrument No. 2022-0119-0007490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Book 2331, Page 71, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2450, Page 363, 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: **3004 Melody Ln, Nashville, Tennessee 37214**.

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 27th DAY OF OCTOBER, 2022.

Brian Davidson
by Paul Davidson as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN DAVIDSON, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN DAVIDSON.

Witness my hand and official seal, this the 27th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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