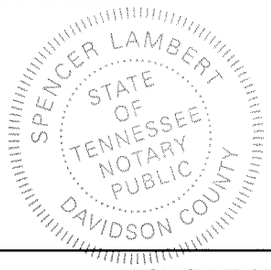
Karen Johnson Davidson County
Batch# 954480 DEEDWARR
12/22/2022 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20221222-0132168

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $585,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/22/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/6/2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4527

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Greg A. Melton and Chelcie Lynn Melton	Pinnacle Bank	010-00-0-033-00
3093 Ivey Point Road	150 3rd Avenue South, #1000	
Goodlettsville, TN 37072	Nashville, TN 37201	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rilda Hale Armstrong, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg A. Melton and Chelcie Lynn Melton, a married couple

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property located in Davidson County, Tennessee, to wit:

Being land in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a railroad spike, said point being located 680 feet northwest, as measured along the center line of said Road, of the southeast corner of the tract of land conveyed to Paul E. Ballanfant and wife, by deed of record in Book 3162, page 295, Register's Office for said County; thence with said Road, North 61 deg. 35 min. West 9.7 feet and North 65 deg. 58 min. West 405.3 feet to a railroad spike; thence North 1 deg, 10 min. East 1968.2 feet to an iron pin; thence North 4 deg. 15 min. East 330 feet to an iron pin set in the northerly edge of a creek; thence North 70 deg. East 363 feet to an iron pin; thence South 0 deg. 55 min. West 2566 feet to the point of beginning, containing 20.9 acres, more or less.

Included in the above description but specifically excluded herein is that portion conveyed to John Bell Rittenberry and wife, Ruth B. Rittenberry by deed from Teddy D. Armstrong and Rilda Hale Armstrong, of record in Book 4406, Page 449, Register's Office for Davidson County, Tennessee, and further described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne 3. Cooper, Sr., Surveyor, March 14, 1970, as follows:

Beginning at a point 650 feet North 0 deg. 43 min. West from the original southwest corner of the Teddy D. Armstrong property, thence South 68 deg. 03 min. East 400.3 feet to an iron pin, thence along westerly margin of the Spencer property North 0 deg. 58 min. West 1,845.0 feet to an iron pin, thence South 70 deg. 00 min. West 363.0 feet to an iron pin, thence South 4 deg. 15 min. West 330.0 feet to an iron pin, thence along easterly margin of Rittenberry property South 0 deg. 43 min. East 1,296.3 feet to the point of beginning containing 14.8 acres more or less.

Being the same property conveyed to Teddy D. Armstrong and wife, Rilda Hale Armstrong by Installment deed from Paul E. Ballanfant, a widower of record in Book 3679, page 276, Register's Office for Davidson County, Tennessee, dated February 18, 1964 and recorded on February 19, 1964, and by Deed of Correction recorded January 16, 1967 in Book 4095, Page 677, said register's office.

Said Teddy D. Armstrong having since deceased on November 02, 2020, leaving Rilda Hale Armstrong as surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3093 Ivey Point Road Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on December 22, 2022.

Rilda Hale Armstrong

Rilda Hale Armstrong

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rilda Hale Armstrong, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 22, 2022.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4527

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 22, 2022

Affiant Signature

Date: 12/22/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 22, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM