Name and Address of New Owner:
Phillip Nitz and Kendra Nitz
722 Tennypark Lane
Mt. Juliet, TN 37122

Send Tax Bills To:
510 Lentz Drive
Madison, TN 37115

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 954996 DEEDWARR
12/27/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20221227-0132595

Map & Parcel No: 136-03-0-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paula Gray, Trustee of The Adraine Mealor Trust,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phillip Nitz and Kendra Nitz, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Priest Lake Park, Section Two, of record in Plat Book 4175, Pages 56, 57 and 58, 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 James Walton Mealor by Warranty deed from A.L. Rhoten and wife Louise S. Rhoten of record in Book 4475, page 516, Register's Office for Davidson County, Tennessee, dated January 21, 1971 and recorded on January 22, 1971. (Value or consideration shown in aforementioned deed $36,900.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees'

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2022.

The Adraine Mealor Trust

By: _____ (SEAL)
Paula Gray, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
CCM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paula Gray, Trustee of The Adraine Mealor Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2022.

_____
Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)
CCM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of December, 2022.

_____
Notary Public
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Steven P. Disser, do hereby make oath that I am a licensed attorney and/or 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 Dec. 22, 2022.

Affiant Signature

December 22, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22nd day of December, 2022.

Carol M Holmes
Notary Signature

My Commission Expires: 2/19/2024

