Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me this 21st day of December, 2022.

Notary Public
My commission expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson Davidson County
Batch# 955514 **DEEDWARR**
12/28/2022 10:50:50 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20221228-0133074

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
641 Old Hickory, LLC 8316 Alamo Rd. Brentwood, TN 37027	Same	171-02-0A-010-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Stephen Megargee, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **641 Old Hickory, LLC, a Tennessee Limited Liability Company,** 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:

Being Unit No. 10, on the Plan of Phase 1, Brentwood Villa, as shown on plat of record in Book 6900 Page 4, and amended in Book 6900 Page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephen Megargee, unmarried, by deed from Eric W. Bur, a single person, of record in Instrument No. 20070917-0110746, Register's Office for Davidson County, Tennessee, and dated August 13, 2007.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Brentwood Villa of record in Book 6900 Page 4 and amended in Book 6900 Page 5 Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5155 Page 164, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Book 6385 Page 814, Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded in Book 6923, Page 943; Book 7035; Page 115; Book 7101 Page 730 and rerecorded in Book 7143 Page 18; and amended in Book 7266 Page 84 and Book 7423 Page 574 in the official records of the Davidson County Register of Deeds.

6. Charter of Brentwood Villa Homeowners Association of record in Book 6924 Page 5, Register's Office for Davidson County, Tennessee.

7. By-Laws of record in Book 6923 Page 986; Book 7423 Page 567; and Book 8074 Page 564, Register's Office for Davidson County, Tennessee.

This property is improved property known as 102 Villa View Court, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of December, 2022.

Stephen Megargee by Christy Wampler, his Attorney-In-Fac

Stephen Megargee by Christy Wampler, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of December, 2022, before me personally appeared Christy Wampler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of December, 2022.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23