PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 963979 DEEDWARR
01/24/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20230124-0005383

Ivey Title, LLC Ref: (DL) Title No.: 62970
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick Lee Maclean Elizabeth Myriam Jane Lopez 4325 Baton Rouge Drive Hermitage, TN 37076	New Owner 1203 Isaac Way Westchester, PA 19380

TAX MAP PARCEL NUMBERS: 07511004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$383,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stanley I. Melling and Mona J. Melling, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Patrick Lee Maclean and Elizabeth Myriam Jane Lopez, Husband and Wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 461 on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, Register's Office for said County. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stanley I. Melling and Mona J. Melling, husband and wife, by Warranty Deed from Eugene Stangline and wife, Lorease Stangline, dated August 4, 2014 and recorded on August 18, 2014, of record in Inst No. 20140818-0074719, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 93, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 4325 Baton Rouge Drive, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of January, 2023

Stanley I. Melling

Mona J. Melling

State of MN

County of Hennepin

On this 18 day of January, 2023, before me the undersigned authority, personally appeared Stanley I. Melling and Mona J. Melling, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 1/31/2027

RYAN A STOFFEL
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $383,000.00.

Affiant

Sworn and subscribed before me this 19th day of January, 2023.

Notary

My Commission Expires: 7/14/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity

I, Emily Manno, 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 1/19/23.

Date

Affiant Signature

1/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of January, 2023.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON