(1) mail > BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20154-TC

Karen Johnson Davidson County
Batch# 965459 DEEDWARR
01/30/2023 09:10:21 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20230130-0006657

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2023.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebekah McMeilly 336 Valeria Street Nashville, TN 37210	Bank of England 5 Statehouse Plaza, Suite 500 Little Rock, AR 72201	119 01 0 359.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jessica Lynne Richardson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rebekah McMeilly**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of W.G. Thuss' Addition of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 31 fronts 50 feet on the Northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jessica Lynne Richardson, by Warranty Deed from G. Co Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190524-0049547, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019 and recorded on May 24, 2019.

This is improved property located at: **336 Valeria Street, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2023.

GRANTOR:

Jessica Lynne Richardson

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ KCR Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Lynne Richardson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2023.

KERONNA C ROSS
Notary ID #131691604
My Commission Expires
August 21, 2026

Notary Public
My Commission expires: 8.21.2026