THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143410**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $619,900.00. Affiant Subscribed and sworn to before me, this 8th day of February, 2023. Notary Public My Commission Expires: 07-06-26

Karen Johnson Davidson County
Batch# 968725 DEEDWARR
02/08/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,293.63
20230208-0009041

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-06-2026

WARRANTY DEED

Address New Owner: Valerie Hart and Sotela Scanlon 3572 Fair Meadows Drive Nashville TN 37211	Send Tax Bills To: Legacy Home Loans 1036 Stearman Dr Ste 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 180 04 0B 094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Lafayette Meek, III and Jessica Lynn Meek, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Valerie Hart, unmarried, and Sotela Scanlon, unmarried, joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 152, on the Plan of Revision One, Brookview Forest, Phase III, Cluster Lot Option, of record in Plat at Instrument No. 20051025-0128969, revision for Instrument No. 20050919-0112306, in the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Lafayette Meek, III and Jessica Lynn Meek, Husband and Wife, by Warranty Deed from Joy Haynes and Michael Haynes, Wife and Husband, of record in Instrument No. 20220621-0070236, in the Register's Office of Davidson County, Tennessee, dated June 16, 2022, and recorded on June 21, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Brookview Forest, Phase III, Cluster Lot Option, as recorded in Instrument No. 20051025-0128969, revision for Instrument No. 20050919-0112306.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030829-0125803, as amended in Instrument No. 20050505-0050962.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4276, Page 715, as re-recorded in Book 4404, Page 947.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021007-0121969.

This is improved property located at 3572 Fair Meadows Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of February, 2023.

Joseph Lafayette Meek III
by Nathan Powers as Attorney in fact

Joseph Lafayette Meek, III
by Nathan Powers, as Attorney-In-Fact

Jessica Lynn Meek by
Nathan Powers as Attorney in fact

Jessica Lynn Meek
by Nathan Powers, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Joseph Lafayette Meek, III and Jessica Lynn Meek and they are authorized by Joseph Lafayette Meek, III and Jessica Lynn Meek to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of February, 2023.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

True Copy Certification

I, **Pam Autry,** 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 this the 6th day of February, 2023.

Affiant Signature
Date 02/06/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON