WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3446664

Return to:

Vanderpool Law
256 Seaboard Lane G-104
Franklin, TN 37067
615-771-9800

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 2,310,000.00

Affiant

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

Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02.19.24

Property Address:	**Parcel ID**:
1404 Cedar Lane Nashville, TN 37212	117-04-0-302.00
Property owner:	**Mail tax bills to:**
Hays Revocable Living Trust 1404 Cedar Lane Nashville, TN 37212	Hays Revocable Living Trust 1404 Cedar Lane Nashville, TN 37212

THIS INDENTURE is made effective the 26th day of June, 2023, by **Edward William Meyer and Natalie Nicole Meyer, husband and wife,** First Party, for the purpose of conveying the premises described herein to the Hays Revocable Living Trust u/a/d December 8, 2015, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Edward William Meyer and Natalie Nicole Meyer, husband and wife, by Warranty Deed dated September 22, 2017 from Kristin M. Rager, unmarried and Evan Austill, unmarried, recorded September 26, 2017 at Instrument No. 20170926-0098517, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1018885 DEEDWARR
06/26/2023 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $8,547.00
20230626-0048402

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 332, Page 10; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument 20180228-0018853; in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2023, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Edward William Meyer

Natalie Nicole Meyer

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Edward William Meyer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 17 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 10/23/2023

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Natalie Nicole Meyer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 17 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 10/23/2023

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

I Lisa Allard, 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 June 26, 2023.

Lisa Allard, Affiant June 26, 2023

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 26, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024