THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230644894

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)SS

The actual consideration or value, whichever is greater, for this transfer is: $635,000 00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2023.

Notary Public
My Commission Expires 2-1-27

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1024119 DEEDWARR
07/10/2023 09 47 27 AM 2 pgs
Fees $13 00 Taxes $2,349 50

20230710-0052378

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meaghan Brady Nelson 4900 Montclair Drive Nashville TN 37211	Ameris Bank 1133 Ocean Ave mail stop DP3201 Lakewood, NJ 08701	Tax Parcel ID No. 146-08-0-153.00

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, **Carolyn V. Hendricks and Michael R. Hendricks, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Meaghan Brady Nelson, a single woman** ("Grantee"), her 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 No. 429 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn V. Hendricks and Michael R. Hendricks, wife and husband by Warranty deed from William Smith and Mary Katherine Smith, husband and wife of record in Instrument No. 20171227-0130915 Register's Office for Davidson County, Tennessee, dated December 19, 2017 and recorded on December 27, 2017.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 1 and 2, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4900 Montclair 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, Grantors warrant this instrument is effective as of the 7th day of July, 2023.

Carolyn V. Hendricks
Carolyn V, Hendricks

Michael R. Hendricks

STATE OF South Carolina)
COUNTY OF Greenville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn V, Hendricks and Michael R. Hendricks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Marcy Toliver
Notary Public
My Commission Expires: 5-19-2031

MARCY TOLIVER
Notary Public
State of South Carolina
My Commission Expires May 19, 2031