Karen Johnson Davidson County
Batch# 1028646 DEEDWARR
07/20/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20230720-0055995

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,575,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2023. Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)
BS-P-23-2126	

MIRANDA W. PYBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Piedmonte	New Owner	
(NAME) 1018 Gale Lane	(NAME)	**117-03-0-067.00**
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MERIDIAN CAPITAL GROUP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY PIEDMONTE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land located in the 25th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Sharondale Drive, west of Hillsboro Pike, said land being part of Lot 5, Plan of Sharondale recorded in Book 332, page 119, described according to a boundary survey dated 7/14/09 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN R.L.S. # 1838) as follows:

Beginning at an iron rod (old) on the Northerly margin of Sharondale Drive, said rod being the Southeast corner of Lot 5, Sharondale Drive Subdivision (Book 6050, Page 185 R.O.D.C., TN.) owned by Robert F. Kincaid (Book 1157, Page 664 R.O.D.C., TN.); thence leaving said Sharondale Drive with said Kincaid North 36 degrees 55' 10" H, passing the Southeast corner of Lot 5 of said Sharondale Drive Subdivision owned by said Kincaid for a total distance of 425.73 fee to an iron rod (old) at the Northeast corner of Lot 5 of said Sharondale Drive Subdivision in the Southerly R.O.W. of Interstate Highway 440; thence with said Southerly R.O.W. S 73 degrees 32T5" East 76.80 feet to a point in a utility pole at the Northwest corner of Sharonwood Condominium (Book 6200, Page 561 R.O.D.C., TN.); leaving said Southerly R.O.W. with said Sharonwood Condominium South 28 degrees 25' 26" West, passing the Northwest corner of Lot 3, Sharonwood (Book 6200, Page 497 R.O.D.C., TN.) owned by Bill R. & Emeldia C. Sawyer for a total distance of 458.30 feet to an iron rod (new) on the Northerly margin of said Sharondale Drive; thence with said Northerly margin North 52 degrees 47' 36" West 139.66 feet to the point of beginning containing 46944.94 Sq. Ft. or 1.08 acres more or less.

Being the same property conveyed to Meridian Capital Group, LLC by Substitute Trustees Deed from David G. Mangum, Substitute Trustee, dated October 21, 2022 and recorded October 24, 2022 in Instrument No. 20221024-0115347, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee.
- Easements set out in the Warranty Deed to the State of Tennessee, Department of Transportation of record in Book 4795, Page 446, in the Register's Office for Davidson County, Tennessee.
- Possible right of Tennessee Central Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2126 Sharondale Drive, Nashville, Tennessee 37215**.

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

Witness my/our hand(s) this the 17th DAY OF JULY, 2023.

Meridian Capital Group, LLC

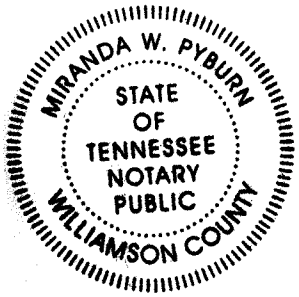
BY: _____
Neal Lampley
Authorized Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEAL LAMPLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of MERIDIAN CAPITAL GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of July, 2023.

Miranda W. Pyburn
Notary Public
My Commission Expires: 10-26-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Katie Smith, 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

7/17/23.
Date

Affiant Signature

7/17/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of July, 2023.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY