WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $603,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LINDSAY FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

G-P-23-612

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

Karen Johnson Davidson County
Batch# 1041955 DEEDWARR
08/23/2023 02 43 03 PM 2 pgs
Fees $13 00 Taxes $2,231 10

20230823-0066041

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Alexandra Demello and Nicholas Demello	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**051-10-0-019.00**
612 Oakland Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**San Antonio, TX 78216**	
(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, **JAMES AND MEG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA DEMELLO AND NICHOLAS DEMELLO, WIFE AND HUSBAND,** 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 in Davidson County, Tennessee, being Lot No. 5 on the Plan of Oakland Acres Addition of record in Plat Book 2854, Page 141, 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 Joe F. Polk by Warranty deed from Eddie W. Brickle and wife, Rochelle D Brickle of record in Book 11314, page 472 Register's Office for Davidson County, Tennessee, dated January 22, 1999 and recorded on January 28, 1999

Said Joe F. Polk died on , survived by December 19, 2022 Affidavit of Heirship of record in Instrument No. 20230328-0022564, said register's office- Affiant is Bernice Messenger

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Doris S. Polk, an unmarried woman of record in Instrument No. 20230328-0022565 Register's Office for Davidson County, Tennessee, dated March 27, 2023 and recorded on March 28, 2023

Being the same property conveyed to James and Meg Investments, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC a Texas limited liability company of record in Instrument No 20230328-0022617 Register's Office for Davidson County, Tennessee, dated March 27, 2023 and recorded on March 28, 2023

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 141, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3163, Page 469, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **612 Oakland Drive, Madison, Tennessee 37115**

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 18th DAY OF AUGUST, 2023.

James and Meg Investments, LLC

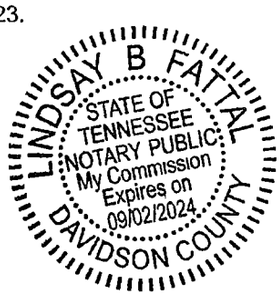
BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AGENT of JAMES AND MEG INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 18th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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