Karen Johnson Davidson County
Batch# 1044127 DEEDWARR
08/29/2023 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $11,903.27
20230829-0067804

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,217,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No.: RES-23-526

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
101 Lea Ave., Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott Mednick and Joanne Mednick | NEW OWNER | 102 16 0 003.00 |
| (NAME) | (NAME) | |
| 526 West Hillwood Drive<br>Nashville, TN 37205 | , | |
| (ADDRESS) | (ADDRESS) | |

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 considerations, the receipt of which is hereby acknowledged, I/WE, **526 WEST HILLWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SCOTT MEDNICK AND JOANNE MEDNICK, TRUSTEES OF THE MEDNICK LIVING TRUST DATED DECEMBER 22, 1992, AND AMENDED AND RESTATED ON FEBRUARY 11, 1999**, hereinafter called the Grantee(s), their heirs 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. 182 on the plan of Hillwood Estates, Section Nine - Part Two, of record in Plat Book 2331, Page 28, 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 526 West Hillwood, LLC, a Tennessee limited liability company, from Mark B. Frost and Mechel Kennedy Frost, husband and wife, by Warranty Deed dated May 6, 2021, recorded May 7, 2021, in Instrument No. 20210507-0061495, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 526 West Hillwood Drive, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 23rd day of August, 2023.

526 West Hillwood, LLC, a Tennessee Limited Liability Company

By: _____
Troy W. Stackhouse, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam G. LaFever of the state and county mentioned, personally appeared Troy W. Stackhouse, Chief Manager of 526 West Hillwood, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of 526 West Hillwood, LLC, the within named bargainor, a Limited Liability Company, and that such Troy W. Stackhouse, Chief Manager of 526 West Hillwood, LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Nashville, TN this 23rd day of August, 2023.

_____
Notary Signature

Printed Name: Adam G. LaFever

My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**101 Lea Ave., Nashville, TN 37210**
**(615) 515-7171**

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 29, 2023 (date of document).

Affiant Signature

August 29, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023