THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37799-07-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $955,000.00. Affiant Subscribed and sworn to before me this 13th day of September, 2023. Notary Public My Commission Expires: 11/5/2024

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kelley A. C'Debaca, Brittany I. C'Debaca 1023 Woodmont Boulevard Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11809006200

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, **John Thomas VanMeter, a married man**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelley A. C'Debaca and Brittany I. C'Debaca, a married couple** (Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1023 Woodmont Boulevard, Nashville, TN 37204.

Sarah A. VanMeter, spouse of Grantor, joins in the execution of this instrument to convey all marital interest that she may hold in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenant the he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1050704 DEEDWARR
09/15/2023 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $3,533.50
20230915-0072684

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of September, 2023.

John Thomas VanMeter

Sarah A. VanMeter

STATE OF KENTUCKY

COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Thomas VanMeter and Sarah A. VanMeter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2023.

Notary Public

My Commission Expires: 4/7/2024
Commision#KYNP5407

SUZANNE LEE SHAFFAR
NOTARY PUBLIC
Kentucky, State At Large.
Commission # KYNP5407
My Commission Expires 4/7/2024

EXHIBIT "A"

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the Easterly 10 feet of Lot No. 29, all of Lot No. 30 and the Westerly 10 feet of Lot No. 31 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25, and 26, in Noelton, not of record, described together according to a survey made by W. B. Southgate, Surveyor, December 1936, and March, 1938, as follows:

Beginning on the Southerly margin of Woodmont Avenue, at a point 190 feet Easterly from the Southeast corner of said Woodmont Avenue and the Granny White Road; thence Southwardly 200 feet 6 inches, more or less, to the Northerly line of Lot No. 54; thence with the Northerly line of Lots Nos. 54, 53, and 52, Easterly 111 feet 5 inches to a point; thence Northwardly 200 feet to the Southerly margin of Woodmont Avenue; thence with said Avenue, Westwardly 120 feet to the beginning.

Being the same property conveyed to John Thomas VanMeter, an unmarried person, by deed dated July 29, 2021 from Brent Travers and Courtney Caudle Travers, husband and wife, of record in Instrument No. 20210804-0104694, in the Register's Office of Davidson County, Tennessee. John Thomas VanMeter having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11809006200.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3924, Page 445, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Erin Septer, do hereby make oath that I am a licensed attorney and/or 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 September 13, 2023

Erin Septer

Affiant

Date: Sept 13, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of Sept 2023

Carolyn Curdo

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY