Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BME-23-2116

This Instrument Prepared by ~~& Return to:~~
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1069738 DEEDWARR
11/08/2023 10:08:14 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20231108-0087331

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rebecca and Blake Bridges 2116 Paula Dr. Madison, TN 37115	Same as new owners	034030-003.00

THIS INDENTURE, made this 2nd day of November 2023 between

R. Forrest Melton and wife, Sharon M. Melton

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Rebecca Bridges and Blake Bridges, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 245 on the Plan of Shepherd Hills, Section IV, of record in Book 2854, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R. Forrest Melton and wife, Sharon M. Melton by Deed dated 3/11/1994 from Lois J. Long, unmarried of record in Book 9283, Page 550, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2116 Paula Dr., Madison TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

R. Forrest Melton

Sharon M. Melton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, R. Forrest Melton and Sharon M. Melton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2nd day of November 2023.

Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $440,000.00

Affiant

Sworn to and subscribed before me, this 2nd day of November 2023.

Notary Public
My Commission Exp:_____

