Karen Johnson
Batch # 1101387
02/15/2024 10:18:40 AM
Fees: $18.00 Taxes: $5,920.00
Davidson County
DEEDWARR
3 pgs
20240215-0010520

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22092-DJ

Return to:
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-5821

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Subscribed and sworn to before me, this the 2nd day of February, 2024.

Notary Public
My Commission Expires: 11-3-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Byron Home Trust 5821 Fredricksburg Dr. Nashville, TN 37215	Same as new owner	145-05-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEW ENTERPRISES LLC, a California limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anna Marsh, as Trustee of the William Byron Home Trust, dated 01/25/2024**, hereinafter called the Grantee(s), her successors and assigns, a 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. 18 on the Plan of Tyne Valley Estates, Section 4 of record in Book 3600, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 18 fronts 202 feet on the southerly side of Fredericksburg Drive and extends back 351 feet on the westerly line and 373.7 feet on the easterly line, to a dead line in the rear on which it measures 129.6 feet.

Being all of the property conveyed to Mew Enterprises, LLC, a California limited liability company, by deed from Judi L. Winfree, unmarried, of record in Instrument No. 20221019-0113984, Register's Office for Davidson County, Tennessee, dated October 7, 2022 and recorded on October 19, 2022; further being the same property conveyed to Judi L. Winfree, by Trustee's Quitclaim Deed being recorded in Instrument No. 20210614-0079429, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **5821 Fredericksburg Drive, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of February, 2024.

GRANTOR:

MEW ENTERPRISES LLC, a California limited liability company

By: _____
Shawn W. Keilty, Manager

By: _____
Cheryl-Ann Dacayo, Manager

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of Los Angeles)

On February 1, 2024 before me, Crystal S. Perez, Notary Public personally appeared Shawn W. Keilty and Cheryl-Ann Dacayo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CRYSTAL S. PEREZ
COMM # 2327860
Los Angeles County
California Notary Public
Comm Exp May 9, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

_____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 1 day of FEBRUARY, 2024, by SHAWN W. KEILTY AND CHERYL-ANN DACAYO,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature